

# Strategic Housing Land Availability Assessment 2018

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## Foreword

The Strategic Housing Land Availability Assessment (SHLAA) is a snapshot of land which is known to be, or has the potential to be made available for housing development in Lichfield District in the period up to 2029. It identifies sites which have the potential to accommodate housing, estimates their future potential capacity and assesses the status of sites already allocated for housing through the Lichfield District Local Plan, as well as sites which have planning permission for housing. It is recognised that settlements evolve and land uses may change and therefore additional sites may become available in time. Therefore this is not a one-off document but a 'living' one which will be reviewed and updated.

This is the eleventh edition of the SHLAA and follows the document which was published in July 2017. This SHLAA covers the period from 1st April 2017 - 31st March 2018, it includes any site submissions made through either the Call for Sites or through consultation on the Local Plan to the same base date. The SHLAA will be updated annually, alongside the Employment Land Availability Assessment (ELAA), the Authority Monitoring Report (AMR) and the Five Year Housing Land Supply Paper as part of the District Council's suite of monitoring documents.

The SHLAA forms part of the evidence base for the production of the Local Plan. The policies and proposals within the Local Plan which cover housing development are based on many considerations, of which this assessment is only one.

### **SHLAA Disclaimer**

The inclusion of any site in this assessment **does not** indicate that it will be allocated or successfully obtain permission for housing<sup>(i)</sup>. The SHLAA is published with a view that it will be available alongside the Local Plan as part of the evidence supporting the Plan. Similarly, the non-inclusion of a site in this study does not in any way preclude future residential development, providing it meets the planning policy framework that exists at the time a site comes forward.

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i Other than those sites with planning permission or identified in an adopted Plan

## 1 What is a Strategic Housing Land Availability Assessment?

**1.1** The National Planning Policy Framework (NPPF) requires local planning authorities to prepare a Strategic Housing Land Availability Assessment (SHLAA) to demonstrate that there are sufficient suitable sites within the study area (the District) to meet the identified housing need over the plan period (NPPF para 159). The SHLAA should be used to establish realistic assumptions about the availability, suitability and the likely economic viability of land over the plan period.

**1.2** The National [Planning Practice Guidance](#) (PPG) was published on 6th March 2014, and updated in 27th March 2015 and included updated land availability assessment guidance. The PPG makes clear that SHLAA's are a key component of the evidence base to support the delivery of sufficient land for housing to meet the community's need for more homes and should produce the following core outputs:

1	A list of all sites and broad locations considered, cross referenced to their location on maps.
2	An assessment of each site or broad location, in terms of its suitability for development, availability and achievability (including whether the site/broad location is viable) to determine whether a site is realistically expected to be developed and when.
3	Contain more detail for those sites which are considered to be realistic candidates for development, where others have been discounted for clearly evidenced and justified reasons.
4	The potential type and quantity of development that could be delivered on each site/broad location, including a reasonable estimate of build out rates, setting out how any barriers to delivery could be overcome and when.
5	An indicative trajectory of anticipated development and consideration of associated risks.

**1.3** Lichfield District Council and Cannock Chase District Council share a SHLAA methodology which meets the requirements of the PPG and is used across the authorities which form part of the same housing market area as identified through evidence supporting each authority's Local Plans. The methodology has been devised so that each authority will still undertake and produce their own SHLAA on an annual basis, whilst allowing for local elaboration to reflect the District Characteristics of each Local Authority Area.

**1.4** The sites identified by the Lichfield SHLAA can be broadly divided into three categories. These categories are defined within the National Planning Policy Framework (NPPF):

- **Deliverable sites** are those that are available now, are in a suitable location <sup>(ii)</sup> for housing and there is realistic prospect that housing will be delivered on the site within the next 5 years and in particular that development of a site is viable.

ii For the purposes of this SHLAA policy constraints such as Green Belt or the Local Plan's spatial strategy are not applied to the assessment of deliverability.

- **Developable sites** are those that are, or are likely to become available for housing development, where there is a reasonable prospect they could be developed in the future. Sites should be in a suitable location for housing development and that they can be viably delivered at the point envisaged.
- **Not developable sites** are those where one or more of the constraints to development are severe and it is not known when they might be overcome. For examples those sites that do not pass suitability testing, and/or are considered to be unavailable or unachievable for housing development. These sites will not be included in the final supply of SHLAA sites which are deliverable and developable. It should be noted however, that where it can be demonstrated that the severe constraint can be realistically overcome, the site may be re-considered as a 'developable' or 'deliverable' site.

**1.5** In identifying these potential sites, the SHLAA has assessed:

- The likely level of housing that could be provided if unimplemented planning permissions were carried forward and development took place;
- Land availability by identifying buildings or areas of land (including previously developed land and greenfield land) that have development potential for housing, including within mixed use developments;
- The potential level of housing that could be provided on identified land;
- Constraints affecting particular sites and what action could be taken to overcome these;

**1.6** The assessment includes:

- The context provided by evidence of the housing requirement and the scale and nature of recent housing development within the District;
- A list of identified sites, cross-referenced to maps showing their locations and boundaries;
- An assessment of the deliverability/developability of each identified site (i.e. in terms of its suitability, availability and achievability);
- An estimate of the potential quantity of housing that could be delivered on each site;
- The constraints on the delivery of identified sites; and
- Recommendations on how these constraints could be overcome and when.

**1.7** This SHLAA does not make judgements as to what the spatial strategy of the Local Plan should be nor does it allocate land for housing. It simply provides an indication of the land that could come forward for development and forms an evidence base for the Local Plan. Furthermore, the SHLAA identifies all settlements where housing could be provided, not just the main urban areas, in order to look at all potential sources of supply.

**1.8** The assessment will be kept up-to-date annually and published as part of the Council's suite of monitoring documents which includes the Authority Monitoring Report (AMR), Employment Land Availability Assessment (ELAA) and Five Year Housing Land Supply Paper.

## 2 Aims & Objectives

**2.1** SHLAA's are a key component of the evidence base to support the delivery of sufficient land for housing. The NPPF requires Local Authorities to identify and annually update their supply of sites available for housing. The SHLAA remains the best method to do this, and when combined with the Five Year Housing Land Supply Paper will provide a detailed picture of the Districts housing supply. The aim is to ensure that land availability is not a constraint on the delivery of the Government's priority to significantly boost the supply of housing.

**2.2** The objective of an Assessment is to provide robust information on potential housing sites to:

- Identify a short term supply of deliverable sites that are ready for development (years 1-5: a five-year supply of specific sites);
- Identify specific developable sites for the medium term (years 6–10) and ideally in the long term (years 11–15), to enable the five-year supply to be topped-up; and
- Where it is not possible to identify specific sites, to indicate broad locations for future growth in years 11 – 15 of the SHLAA period.

### Data availability and baseline

**2.3** The base date for the SHLAA is the current monitoring year of 2017 - 2018. This includes completions from 2008-2018 and sites with extant planning permission up to the end of March 2018. Lichfield District Council has undertaken several consultations in relation to its emerging Local Plan Allocations (LPA) document within the monitoring year, the most recent closed on 19th February, 2018. Any site submissions made through either the 'Call for Sites' exercise or through consultation on the Local Plan Allocations have been included within this assessment.

**2.4** Lichfield District Council published an Urban Capacity Assessment (UCA) and Employment Land Capacity Assessment (ECLA) in October 2016 as part of the evidence to support its emerging Local Plan. Information obtained through the UCA and ELCA has been considered and factored into the SHLAA. A key aspect of the UCA and ECLA was to consider in detail the deliverability and availability of sites for development.

### 3 Targets & Lichfield District Context

**3.1** The NPPF requires Local Authorities to set their own housing targets to meet the 'full, objectively assessed needs for market and affordable housing'. Lichfield District Council adopted its Local Plan Strategy on 17th February 2015. The Local Plan Strategy proposes the delivery of 10,030 homes between 2008-2029, which also includes 1,000 homes to meet the needs arising in neighbouring authorities (500 for Tamworth Borough and 500 for Cannock Chase District). This equates to annual delivery of 478 homes with the objectively assessed need of Lichfield District being 430 homes per annum.

**3.2** Lichfield District Council has submitted its Local Plan Allocations document on 31st May, 2018. The emerging Local Plan Allocations document identifies proposed housing sites which will provide sufficient housing land to meet the requirements set out in Core Policy 6.

**3.3** The National Planning Policy Framework (paragraph 47) states that local authorities should identify sufficient specific deliverable sites to deliver housing in the first 5 years with an additional 5% buffer to be moved forward from later in the plan period.<sup>(iii)</sup> The NPPF also states Authorities should identify specific 'developable' sites and broad locations that will enable continuous delivery of housing for years 6-10 and, where possible, for years 11-15.

**3.4** As sites are completed, they are recorded through the annual Residential Land Monitoring Returns, and also on to the SHLAA database. Completions have been kept within the assessment in simple tabulated form and remain plotted on to the mapping so that it is clear where development has taken place. Copies of the residential land report can be viewed via the monitoring section of the District Council's website.

<https://www.lichfielddc.gov.uk/Council/Planning/The-local-plan-and-planning-policy/Resource-centre/Monitoring>

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iii See Five Year Housing Land Supply Paper

## 4 Methodology

**4.1** This section sets out the methodology used for this assessment. This edition of the SHLAA has closely followed the guidance contained within the PPG and the agreed methodology being utilised by the two south-east Staffordshire authorities. The methodology below will also set out the District specific elements which have been applied to reflect the distinctive character of Lichfield District.

### Stage 1: Identification

#### What geographical area should the assessment cover?

**4.2** The PPG advocates that SHLAAs be produced to cover the housing market area. However, it also states that different areas can be used for the assessment including local planning authority areas (ID: 3-007-20140306). As set out at paragraph 1.3 the SHLAA methodology will be used across the south-east Staffordshire housing market area, with each authority carrying out the assessment within its own administrative boundary. Previous editions of the SHLAA have been produced at the District level while having regard to SHLAAs being produced by neighbouring authorities, particularly where cross boundary requirements may be identified (iv).

#### Who should plan makers work with?

**4.3** The PPG requires assessments to involve a number of key stakeholders. Previous editions of the SHLAA used a Panel approach, this meant that a number of stakeholders were involved in the formulation of the assessment methodology and were asked to contribute each year to the document. The Panel approach used conforms with guidance within the PPG which suggests assessments involve a number of stakeholders (ID: 3-008-20140306). A joint SHLAA Panel has been used for Cannock and Lichfield.

#### Should the assessment be constrained by the need for development?

**4.4** The PPG states that the assessment should identify all sites and broad locations regardless of the quantum of development needed. The SHLAA methodology employed by Lichfield District has continued to identify sites from all sources in excess of the housing requirement (ID: 3-009-20140306). As such the assessment is not constrained by the housing requirement within the adopted Local Plan.

#### What site/broad location size should be considered for the assessment?

**4.5** The Lichfield District SHLAA does not apply a minimum site threshold for a sites inclusion and consideration within the Assessment. The PPG states that assessments should consider all sites and broad locations capable of delivering 5 or more dwellings or on sites of 0.25 or more (ID: 3-010-20140306). It is considered appropriate to consider sites below these thresholds through this assessment to provide a detailed assessment of land availability.

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iv In particular Cannock Chase District and Tamworth Borough Councils are members of the SHLAA panel which helps to shape the document each year

## **How should sites/broad locations be identified & What types of sites and sources of data should be used?**

**4.6** The PPG provides guidance on the sources of data which should be used to identify sites through the assessment (ID: 3-012-20140306). This includes; existing allocations; planning permissions; unimplemented and under construction schemes with the benefit of planning permission; planning applications that have been refused or withdrawn; local authority owned land; surplus public sector land; vacant and derelict land and buildings; additional opportunities in established uses; sites in rural locations; large scale redevelopment of existing areas; sites in and adjoining rural settlements and rural exception sites; potential urban extensions and new settlements.

**4.7** No particular types of land or areas are excluded from the Assessment but in order to maximise resources the desktop survey for site identification concentrates in and around Lichfield, Burntwood and other settlements with development envelopes defined by the Local Plan. It is considered that these sites would be more sustainable and more likely to be deliverable or developable.

## **Should plan makers issue a call for potential sites?**

**4.8** More recently the District Council has held an ongoing 'Call for Sites' for the proposed Local Plan: Allocations, and this has led to further sites being put forward for residential schemes. The Call for Sites is an ongoing, open process which has been used to identify further sites for inclusion with the SHLAA. The Call for Sites is open throughout the year and new submissions are included within the SHLAA up to the data baseline outlines in Section 2.

**4.9** In order to get an up-to-date picture of the supply, sites which were listed as Under Construction, or with Full or Outline Planning Permission and those sites identified through the above processes as of the 31<sup>st</sup> March 2018 have been included in the assessment.

## **What should be included in the site and broad location survey?**

**4.10** Identified sites (and broad locations) will be assessed against national policies and designations to establish which have a reasonable potential for development and should be included in the site survey for further assessment.

## **What Characteristics should be recorded during the survey?**

**4.11** The following characteristics were recorded in the site database:

- Site size, boundaries, and location;
- Current land use and character;
- Land use and character of surrounding area;
- Physical constraints, which might include poor access, steep slopes, potential for flooding, natural features of significance, noise from surrounding land use, location of buildings or pylons and contamination;

- Potential environmental constraints;
- Development progress, e.g. ground works completed, number of homes started and number of homes completed;
- Initial assessment of whether the site is suitable for housing or housing as part of a mixed-use development (policy off); and
- Current planning policy.

## Stage 2: Assessment

**4.12** Site assessment work for residential uses will be undertaken in accordance with the PPG under the stage 2 guidance for land availability assessments. There are a number of locally distinctive criteria which are incorporated into the assessment which assist in determining the development potential of a given site. These are; site density, net developable area, implementation timescales and 'build out' rates, which are summarised below.

### Site density

**4.13** The Lichfield District SHLAA has historically used the following site density assumptions as was agreed by the SHLAA Panel. If a site has a layout and proposed yield then this will be considered and used where it is considered appropriate.

- Sites with planning permission will use the permitted density and number of dwellings;
- If the information submitted alongside a site includes a layout and/or proposed yield this will be considered and used where it is considered appropriate; and
- For other sites, the character of the surrounding area or similar nearby permissions will be taken into consideration, and unless evidence suggests otherwise, in general terms: 30dwellings per hectare (dph) to be applied as a minimum, in rural locations; 40dph to be applied in urban locations and; 50dph to be applied where higher density may be achieved such as town centre locations and around public transport nodes.

### Net developable area

**4.14** The following net developable area ratios will be used where a site does not provide detail on the area of the site which is to be developed or, where any such detail is not considered appropriate by the District Council. The net developable area ratios are designed to take into consideration any ancillary uses of land, for example roads, open space provision, pathways and other infrastructure which would be included onsite along with residential development. This helps to give a more accurate reflection of the anticipated land take up from residential development, particularly on larger sites where considerable areas will be required for onsite infrastructure. Sites will be considered on a case by case basis where further information is available to complement these threshold assumptions.

Site Size	Gross Net Ratio Standard
Up to 0.4 Hectare	100%
0.4 - 2 Hectare	80%
2 Hectares and above	60%

**4.15** Where possible, known constraints have been taken into account in terms of yield, however, it is important to recognise that yields may also be affected by issues not currently evident, such as ground conditions on certain parts of sites. Incorporating existing features of the landscape such as trees and hedges may also affect layouts and yields. The yields derived for this assessment therefore have the potential to change for individual sites that progress through to the later stages of the planning process.

### Implementation time-scales

**4.16** The SHLAA methodology needs to consider the lead in times required for development to commence and the anticipated rates of delivery that can be achieved. These factors need to be taken into account in determining a housing trajectory. The following lead in times have been applied to sites where there has been no further information of when sites are likely to commence. These estimates are based on knowledge of the planning process locally:

Table 4.1

	Major (10+ dwellings)	Minor (1-9 dwellings)
Sites with Planning Permission	2 years to implementation (from grant of planning permission)	1 year to implementation (from grant of planning permission)
Sites without Planning Permission	3 years to implementation	2 years to implementation

### 'Build out' rates

**4.17** The issue of 'build out' rates for housing sites was considered by the SHLAA Panel, which agreed that landowners and agents were likely to be best placed to estimate 'build out' rates and that they should be consulted on this aspect. In the absence of this information it was agreed that the following 'build out' rates for different sized sites would be appropriate:

- Up to 25 dwellings completed in first year of building (per developer, if appropriate)
- Maximum of 50 dwellings per year for a single developer
- Sites up to 250 dwellings: assume single developer (50 dwellings per year)
- Sites 251 to 500 dwellings: assume 2 developers, i.e. 2 x 50 dwellings per year

- Sites 501+: assume 3 developers, i.e. 3 x 50 dwellings per year
- Ceiling of 150 dwellings per year for all sites.

**4.18** Where large deliverable and developable sites in the housing supply would be delivered over several of the 5 year periods, the supply has been split across the periods to give a realistic estimation of when development could be delivered on each site. This also recognises that on larger sites, only a proportion of the dwellings will be deliverable within the first 5 year period, with those outside being considered developable.

**4.19** An estimated period for delivery is provided as part of each individual site assessment. This is based upon the methodology use for this SHLAA, where sites are not considered to be 'deliverable' or 'developable' then no such estimated timescale is provided.

#### **Other criteria considered when undertaking the assessment**

**4.20** The PPG requires the SHLAA to assesses the suitability, availability and achievability of sites (including whether the site is economically viable). The following paragraphs outline the approach taken with the assessment which draws on the guidance contained within the PPG and the joint methodology.

#### ***Assessing Suitability for housing***

**4.21** A site is suitable for housing development if it offers a suitable location for development and would contribute to the creation of sustainable mixed communities. In the context of the District, the adopted Local Plan Strategy is based on a key settlement focused strategy with development focused on Lichfield, Burntwood, Fradley and five Key Rural Settlements (Fazeley, Mile Oak and Bonehill; Shenstone; Armitage with Handsacre; Whittington and Alrewas). The Local Plan Strategy acknowledges the key role these settlements will have in delivering the housing requirements of the District until 2029.

**4.22** Therefore, if a site is within or adjacent to the settlement boundary of Burntwood, Lichfield, Armitage with Handsacre, Shenstone, Fazeley, Fradley, Alrewas and Whittington it is considered for the purposes of the assessment to contribute to sustainable mixed communities. If a site is located away from these settlements then it will be considered that it does not contribute to a sustainable mixed community, unless other provisions as part of the development are being proposed that would allow a different conclusion to be drawn. It is recognised that a site may be adjacent to a sustainable community but some distance from services and facilities. Therefore each site has been examined to see how it contributes to those sustainable communities. If a site is considered not to make a contribution to sustainable mixed communities then it is considered not suitable.

#### ***Policy Restrictions***

**4.23** Sites will be assessed with reference to the relevant, up-to-date, national and local planning policy (including 'made' neighbourhood plans). Where any such planning policy shows a presumption against development this will be recorded in the individual site assessments. Whilst this approach does not remove sites from the Assessment it should be noted that those existing policies would need to change through the Local Plan and/or neighbourhood plan

processes e.g where a site is within the Green Belt the NPPF and adopted Local Plan advise that there is a presumption against development, the SHLAA identifies if a site is within the Green Belt in the suitability notes section but does not take it into account in assessing the sites suitability in the SHLAA. Where a site is proposed to be allocated through the emerging Local Plan Allocations document it has been considered to represent a suitable location for development. Should changes be made to the emerging plan this could need to be reviewed in future editions of the SHLAA.

**4.24** To be clear the Lichfield SHLAA takes a '**policy-off**' approach, as such although a site may be assessed as deliverable within this assessment this does not, and should not be considered as suggesting the site would successfully be allocated or achieve planning permission as policy constraints are not considered as part of this assessment.

#### *Physical Problems or limitations*

**4.25** Each site is assessed in terms of access and infrastructure, ground conditions, flood risk, hazardous risks, pollution or contamination. Where these were considered so significant as to affect a site coming forward then the site was considered unsuitable.

**4.26** For assessing flood risk, the latest flood risk maps from the Environment Agency were used from the Strategic Flood Risk Assessment which forms part of the Local Plan's evidence base. Where sites include an area of flood risk, a flood risk assessment may be required. Where a site fell within flood risk zone 2 or 3 then this element was considered unsuitable and density was calculated on the remaining area of the site.

**4.27** Contaminated land data from the District Council's Environmental Health Team was used to identify any significant issues. A 50m buffer was applied to each contaminated land source point and if a site contained part of the buffer and the contamination was considered significant then this was noted.

**4.28** Historic landfill data from the Council's Environmental Health team was also used to identify any significant issues. A 50m buffer was applied to each landfill site and if a site contained part of the buffer then the landfill was noted.

**4.29** Information on coal subsidence areas, mineral safeguarding areas and where pipelines cross the site was also used to show where work may be required.

**4.30** The site assessments used available information on access and highways issues in many cases with transport information from prospective developers. However, in some cases, particularly with larger scale sites, there could be significant transportation issues that require more detailed assessment. It is difficult to make an assumption with desk-top exercises to overcome physical constraints and in some cases further detailed assessment will be required. This may impact on the achievability of some sites.

**4.31** Any other physical problems were identified on site and noted including landform features that could have implications on capacity.

#### *Potential Impacts*

**4.32** Sites were assessed for the effect of any development on the landscape features or conservation. This included looking at conservation areas, listed buildings, Sites of Special Scientific Interest (SSSI), Tree Preservation Orders (TPO), Ancient Woodland, Agricultural Land Classification, Site of Biological Interests (SBI), Cannock Chase Special Area of Conservation (SAC) and the River Mease SAC.

**4.33** Key issues relevant to the principle of development or capacity include the presence of statutory and non-statutory biodiversity sites, protected species, Biodiversity Action Plan (BAP) habitats and species, the need to provide green infrastructure, the impact of the development of the site on local landscape character and whether the site falls within landscape areas such as the Forest of Mercia, Central Rivers or National Forest.

**4.34** Whilst the presence of any of these may not necessarily prevent the development of a site, they may affect the number of houses that the site can support through, for example, a requirement to provide buffer land next to a protected site, the need to provide mitigation for protected species, the provision of green infrastructure or landscape enhancements or contributions to biodiversity objectives.

**4.35** Sites that fall within the River Mease water catchment or the Cannock Chase zone of influence would be expected to mitigate for damage that development would have on the Special Areas of Conservation in these areas. This is particularly true of the larger sites which may need to either include and/or contribute to green infrastructure and accessible natural greenspace with consequent implications for site capacity.

**4.36** Sites that fall within the Forest of Mercia or National Forest would be expected to contribute to the delivery of objectives relating to the Forest of Mercia or the National Forest, as applicable. This is particularly true of the larger sites which will need to either include and/or contribute to green infrastructure and accessible natural greenspace with consequent implications for site capacity.

**4.37** Sites that are within 1km of protected sites such as SSSI, SBI or SAC were noted. Potential protected species on the sites were also identified. Where it is felt that these would impact on the suitability of the sites these have been noted. It is likely that further survey work will be required to identify more precisely the impact the presence of these areas and species would have on the suitability of the sites.

#### ***Assessing Availability for housing***

**4.38** The assessment of availability has been informed by the landowner / agent where they have indicated when the site could be developed. Where sites are occupied by existing uses, the need to relocate that use and the time it would likely take to relocate have been considered.

**4.39** Where a site has planning permission, it is assumed that the development will commence within 5 years unless there is clear evidence which suggests otherwise. This approach is consistent with guidance contained within the NPPF and PPG.

**4.40** On submitted sites, advice from the promoter has been taken and consideration of any other work required before building can commence.

**4.41** Lichfield District Council produced an Urban Capacity Assessment in October 2016. This assessment considered the availability of potential urban sites. The conclusions of this assessment have been fed into the SHLAA process where appropriate.

**4.42** The assessment of availability will assist in deciding whether a suitable and achievable site is considered as either deliverable or developable. Where sites are considered to start within 5 years they have been assessed as 'deliverable'. Where sites are considered to be unable to commence until after the first 5 years then these are considered as 'developable'. For some sites implementation may overlap between deliverable and developable years.

### ***Assessing Achievability for housing***

**4.43** A site has been considered achievable for development where there is a reasonable prospect that housing will be developed on the site at a particular point in time. This is most likely to refer to viability as if a development opportunity does not realise a viable return on investment, it is very unlikely the site will be brought forward for development. Viability can be affected by:

- **Market factors** - such as adjacent uses, economic viability of existing, proposed and alternative uses in terms of land values, attractiveness of the locality, level of potential market demand and projected rate of sales (particularly important for larger sites)
- **Cost factors** - including site preparation costs relating to any physical constraints, any exceptional works necessary, relevant planning standards or obligations, prospect of funding or investment to address identified constraints or assist development
- **Delivery factors** - including the developer's own phasing, the realistic build-out rates on larger sites (including likely earliest and latest start and completion dates), whether there is a single developer or several developers offering different housing products, and the size and capacity of the developer.

**4.44** Information that was received and gathered for individual sites contributed to the assessment of achievability as detailed in the appendices. The SHLAA Panel has also played a key role in viability analysis by contributing commercial judgement and advice where appropriate. Where additional information has been provided by the developers which seeks to address the constraints identified this has been considered through the SHLAA process. The SHLAA seeks only to identify these potential constraints and does not form a judgement on their impact upon viability, as this may change over time, it has however acknowledged the evidence provided this year.

**4.45** Feedback on required infrastructure has been given to promoters of sites and they have been asked about the impact such requirements would have on viability.

**4.46** The PPG requires sites potential viability to be considered as part of its achievability. Given the large number of sites within the SHLAA it is not possible to test viability on individual sites. As part of the Local Plan and Community Infrastructure Levy (CIL) preparation the District Council has commissioned several pieces of evidence relating to viability. Both 2012 and 2014

studies conclude that residential development (as tested on a number of policy compliant scenarios) is viable across the District. As such the SHLAA assumes that residential development within the District remains a viable option.

### Stage 3: Windfall Assessment

**4.47** The NPPF (para 48) and PPG (ID 3-24-2-140306) state that planning authorities may include a windfall allowance where there is 'compelling' evidence that such sites have consistently become available. The PPG allows for a windfall allowance to be identified within broad locations that form part of the 6-15 year supply. In order to calculate a windfall allowance the SHLAA database has been used to calculate the number of windfalls which have been granted planning permission each year (between editions of the SHLAA) and the number of completions each year which have been delivered from 'windfall' sites.<sup>(v)</sup>

**4.48** Lichfield District has historically consistently delivered windfall sites. As such it is felt appropriate to include a windfall allowance within the housing trajectory. Table 4.1 shows the number of windfalls which have been granted planning permission between each edition of the SHLAA (not including residential garden developments). Evidence to support the windfall allowance can be found at Appendix C.

Table 4.2 Windfalls

Year	Number of Windfalls granted Planning Permission	Completions delivered from windfall sites
2008-2009	16	197
2009-2010	72	75
2010-2011	33	131
2011-2012	33	89
2012-2013	64	66
2013-2014	44	128
2014-2015	107	113
2015-2016	185	116
2016-2017	191	218
2017-2018	321	179
<b>Average</b>	<b>107</b>	<b>131</b>

**4.49** The average number of windfalls granted planning permission since 01/04/2008 is **107** dwellings per year. This provides evidence that Lichfield District has historically provided a significant number of windfalls each year and as such this should be taken into account within the five year supply, in line with guidance within the NPPF.

v The NPPF states that developments in 'residential gardens' cannot be included in the windfall allowance calculation, as such these sites have been removed from the calculation.

**4.50** The Urban Capacity Assessment concluded a windfall allowance of 55 dwellings per annum is appropriate.

**4.51** Table 4.1 suggests that an average windfall rate of **107** dwellings per year could be used. Although the average number of completions delivered from windfall sites would support a higher windfall allowance, to reflect a cautious approach and to ensure there is not an over reliance on windfalls, the District Council proposes a windfall allowance of 55 dwellings per year. This accords with the windfall allowance set out within the urban capacity assessment. This allowance will be used within the 5 year housing land supply paper and housing trajectory.

#### **Stage 4: Assessment review**

**4.52** The assessment methodology provides for a review of the findings of the assessment. Its purpose is to consider refined site assessments, including when sites are likely to come forward, in order to identify whether enough housing potential has been identified to meet the needs of the District to 2029.

**4.53** The outcome of the assessment has shown that there is a significant supply of sites assessed as either deliverable or developable (bearing in mind the policy off approach).

**4.54** This outcome means that there is no need to seek further sites to top up the assessment, nor any need to re-visit the assumptions made through the assessment process. Neither is there a need to consider whether additional broad locations for potential housing need to be identified. This optional stage in the SHLAA process is identified within the SHLAA Methodology in cases where the assessment has identified insufficient sites to meet housing requirements. This will be kept under review through the SHLAA process and monitoring of the Local Plan as part of the longer-term planning process.

#### **Stage 5: Final evidence base**

**4.55** The core outputs of the assessment are presented in the following section of the SHLAA and will be as described within the PPG (ID 3-028-20140306). Sites will be identified based on their deliverability (1-5 years), developability (6-15 years) in accordance with paragraph 47 of the NPPF and guidance contained within the PPG. The assessment will also detail those sites which have been considered to be 'Not Developable' by the assessment.

**4.56** The SHLAA will be updated annually with data to the end of the most recently completed financial year.

## 5 Summary of Potential Provision & Conclusions

### SHLAA Results (PPG: Stage 5: Final Evidence Base)

**5.1** In total 1180 sites (including completed sites) have been identified and assessed through the process with a remaining capacity for 22,143 dwellings identified on sites considered to be deliverable (including those in the planning process) or developable and a further 2,908 (gross) dwellings already completed as of 31<sup>st</sup> March 2018 (since 2008). The results of the assessment are shown in the table below. Sites have been associated with their nearest settlement. Where sites do not have close ties with a settlement they have been classed as "Other Rural" . Where large sites would deliver residential completions across different five year periods the total yield has been split into the deliverable and developable bands according to the SHLAA methodology.

**5.2** The figures for each settlement relate to sites which are within the respective settlement boundaries or adjacent sites which are closely associated to the settlements (these sites are shown on the settlement maps). A number of the 'Other Rural' sites have the benefit of planning permission, or are adjacent to settlements outside of the Lichfield District boundary (these are shown on the District Wide map and within the Other Rural section of Appendix B). Please note that these figures include all sites considered to be deliverable or developable in line with the SHLAA methodology. As this is a policy-off document sites are included which are not consistent with current planning policy. The results distinguish between those sites within and without the Green Belt.

Table 5.1 SHLAA Results (at 31st March 2018)

Settlement (aligned to Spatial Strategy)	Deliverable Commitments (net)			Sites outside Planning Process				Total
	U/C	P Full	P Outline	Deliverable		Developable		
				Non-Green Belt	Green Belt	Non-Green Belt	Green Belt	
Burntwood	392	46	167	150	849	430	955	2,989
Lichfield	546	498	924	584	996	1,673	756	5,977
Alrewas	9	135	0	5	N/A	3	N/A	152
Armitage with Handsacre	2	4	199	0	1,010	45	825	2,085
Fazeley, Mile Oak & Bonehill	1	9	4	135	537	97	540	1,323
Fradley	286	2	864	743	N/A	1,066	N/A	2,961
Shenstone	1	1	0	50	585	123	935	1,695
Whittington	2	7	0	12	209	10	0	240
<b>Sub-Total</b>	<b>1,239</b>	<b>702</b>	<b>2,158</b>	<b>1,679</b>	<b>4,186</b>	<b>3,447</b>	<b>4,011</b>	<b>17,422</b>
Clifton Campville	1	1	0	0	N/A	3	N/A	5
Colton	0	1	0	0	N/A	0	N/A	1

Settlement (aligned to Spatial Strategy)	Deliverable Commitments (net)			Sites outside Planning Process				Total
	U/C	P Full	P Outline	Deliverable		Developable		
				Non-Green Belt	Green Belt	Non-Green Belt	Green Belt	
Drayton Bassett	0	0	0	0	0	0	0	0
Edingale	0	0	0	0	N/A	4	N/A	4
Elford	0	1	25	0	0	0	0	26
Hammerwich	4	2	0	0	38	0	0	44
Hamstall Ridware	0	0	0	0	N/A	0	N/A	0
Harlaston	0	24	0	0	N/A	0	N/A	24
Hill Ridware	39	33	0	0	N/A	1	N/A	73
Hopwas	0	0	0	0	1	0	0	1
Kings Bromley	4	2	0	0	N/A	2	N/A	8
Little Aston	4	2	0	0	0	11	0	17
Longdon	1	0	0	0	0	0	0	1
Stonnall	0	0	1	0	0	12	0	13
Upper Longdon	3	4	0	0	0	0	0	7
Wigginton	0	0	0	0	N/A	0	N/A	0
<b>Sub-Total</b>	<b>56</b>	<b>70</b>	<b>26</b>	<b>0</b>	<b>39</b>	<b>33</b>	<b>0</b>	<b>224</b>
North of Tamworth	164	0	0	75	N/A	1,521	N/A	1,760
East of Rugeley	0	0	0	0	0	0	200	200
O u t s i d e Settlements (Other Rural)	55	119	765	0	29	1,533	36	2,537
<b>Sub-Total</b>	<b>219</b>	<b>119</b>	<b>765</b>	<b>75</b>	<b>29</b>	<b>3,054</b>	<b>236</b>	<b>4,497</b>
<b>Total</b>	<b>1,514</b>	<b>891</b>	<b>2,949</b>	<b>1,754</b>	<b>4,254</b>	<b>6,534</b>	<b>4,247</b>	<b>22,143</b>

**5.3** Sites listed as 'Not Developable' have been assessed, however, they do not represent sites that are considered appropriate to contribute towards housing provision due to significant constraints. If additional information becomes available relating to these sites, then the assessment may change in future revisions of this document. The site assessments for these sites are included within Appendix B.

## Indicative Housing Trajectory

**5.4** The 'deliverable' sites identified within Lichfield District, for the period 1<sup>st</sup> April 2018 to the 31<sup>st</sup> March 2023, total approximately 6,008 dwellings. A large majority of these are located outside of settlement boundaries, with many being within the Green Belt. A further 5,354 dwellings are under construction or have full or outline planning permission (or resolution to grant planning permission subject to the signing of a Section 106). Looking beyond 2023, there is a developable supply of some 10,781 dwellings. As explained earlier, these figures do not take into account policy considerations or constraints although sites within the Green Belt are now shown within a separate column of the SHLAA results.

**5.5** From this assessment of sites it can be concluded that within Lichfield District there are sufficient potential housing sites to meet the housing requirement in the adopted Local Plan. This provides the Council with a strategic choice of locations for consideration through the Local Plan, which can identify a spatial development approach to a housing trajectory that provides for a responsive rate of development over 5, 10 and 15 year periods to take place in appropriate locations.

**5.6** It is to be expected that the bulk of the housing sites needed to maintain a 5 year supply will come from the stock of existing permissions, Local Plan and Neighbourhood Plan allocations and sites already under construction. Years 6 to 15 will largely rely on the release of further sites from within the developable stock sites that are currently outside the planning process, sufficient to enable the delivery of our spatial development strategy consistent with the adopted Local Plan and emerging Local Plan Allocations document.

**5.7** For more specific information on the detailed housing trajectory, please refer to the 'Five Year Housing Land Supply' Paper.

## 6 Monitor & Review

**6.1** The preparation of a SHLAA enables a clear base for the future monitoring of housing provision against targets contained within the Local Plan. This is the eleventh edition of the SHLAA, which is a living document. Additional sites (or any changes), will be added to the SHLAA database upon submission to Lichfield District Council and will be contained within subsequent publications of the document. Information contained within the SHLAA will be based on the most recently completed financial year.

**6.2** The SHLAA will be subject to a process of annual review as part of the monitoring process and will be published annually.

## SHLAA Panel

## Appendix A SHLAA Panel

The PPG advocates that land availability assessments (ELAA/SHLAA) should be prepared in partnership with key stakeholders. This should include developers, local property agents, local communities and other agencies who should be involved from the outset.

Cannock Chase District and Lichfield District Councils determined to set up a joint SHLAA/ELAA Panel which built upon the success of earlier panels employed by the Councils. The SHLAA/ELAA Panel were consulted on the draft methodology and will be consulted on each edition of the SHLAA/ELAA. Its remit will be to consider the methodology and the detailed approach to site assessment, as set out within section 4 of this document.

The Panel comprised representatives from the local authorities, a parish council, local agents, developers and others with property interest/knowledge within the area. The Panel comprised:

- Representatives from the Lichfield District Council and Cannock Chase District Council and Cannock Wood Parish Council;
- Developers - representatives including St Modwen, Persimmon Homes, Barratt and David Wilson Homes and Bromford Housing Group;
- Representatives from planning consultants active in the local area including CT Planning and Pegasus Group;
- Representatives from the land promotion sector including First City, Richborough Estates and RPS;
- Representatives from the Statutory Consultees; and
- Representatives from other Local Plan Authorities including South Staffordshire District Council, Tamworth Borough Council and Stafford Borough Council.

The specific terms under which the Panel operated were agreed by the panel and defined as:

- To assist in the production of a robust SHLAA and ELAA for the Councils by helping to achieve agreement on the methodology;
- To share information and intelligence on market conditions and viability in relation to housing and employment developments;
- To consider and give advice on the findings of the assessments undertaken by the councils and to help come to a view on suitability, deliverability and developability of sites including consideration of site constraints;
- To act as an independent body that is representative of key stakeholders/sectors for the sole purpose of the preparation of the LAA's; and
- To undertake any other tasks agreed with the Panel for the purpose of preparing the LAA reports.

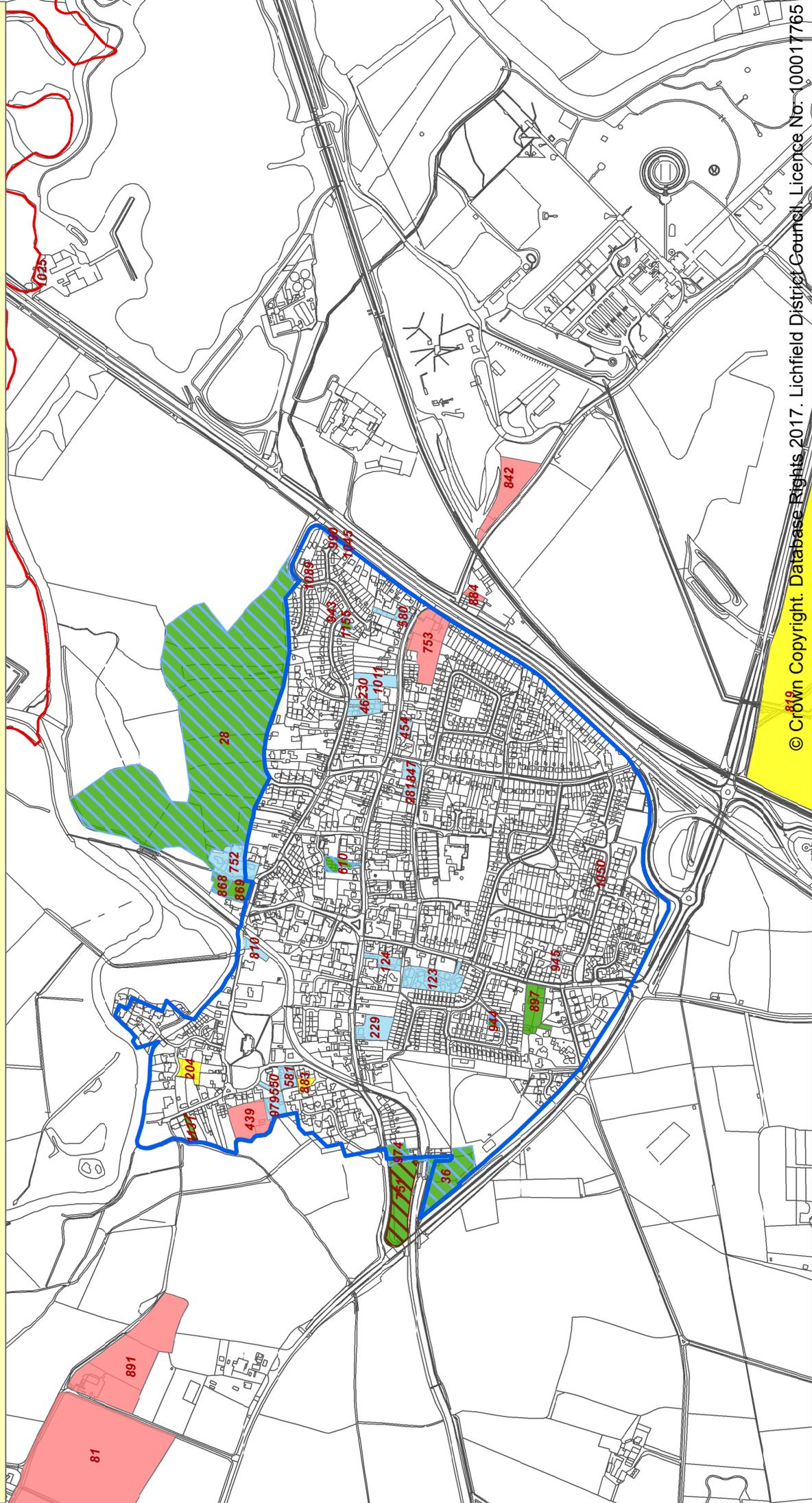
Copies of the Panel Terms of Reference and representations received during the panel consultation can be made available on request.

## Schedule of all Sites

## **Appendix B Schedule of all Sites**

### **B.1 Alrewas**

No decision has been taken to allocate these sites. The inclusion of any site in this assessment does not indicate that it will be allocated or successfully obtain permission for development.



**Alrewas**

**NOT TO SCALE**

**SHLAA Sites 2017-2018**

- Complete
- Developable
- Not Developable
- Deliverable
- Green Belt Site
- District Boundary
- Settlement Boundary
- Site under construction
- Site with planning permission
- Proposed for allocation in emerging LPA

## Alrewas

Table B.1

ID	Location	Source	Planning Application No.	Net Yield	Deliverability
28	Essington House Farm, North of Dark Lane,	Planning Permission Full	13/01175/FULM	121	Deliverable
36	Kings Bromley Rd., Land South of Bagnall Lock	Planning Permission Full	15/00739/FUL	6	Deliverable
229	Main Street, 156	Complete	06/00372/FUL	1	Complete
230	Main Street, 27	Complete	16/00849/FUL	1	Complete
281	Furlong Lane, 50	Complete	03/00967/FUL	1	Complete
581	Mill End Lane, 16	Complete	09/00118/FUL	1	Complete
580	Main Street, 5-7	Complete	08/00297/FUL	3	Complete
123	Fox Lane	Complete	04/00778/FUL	10	Complete
124	Main Street, 126a	Complete	04/00779/FUL	2	Complete
550	Mill End Lane, 18	Complete	09/00591/FUL	1	Complete
454	Main Street, 60-64	Complete	07/01029/FUL	1	Complete
610	Main Street, Tudor Chocolates Workshop	Complete	12/00293/FUL	4	Complete
751	Bagnall Lock	Under Construction	14/01103/FULM	8	Deliverable
752	Essington House Farm (Part) Conversions	Complete	11/00793/FUL	4	Complete
810	Church Road, Cranfield House outbuilding	Complete	12/00821/FUL	1	Complete
847	Main Street, land rear 70	Complete	12/01230/FUL	2	Complete
868	Park Road, 4, Land rear of	Planning Permission Full	15/01211/FUL	1	Deliverable
943	Micklehome Drive, 35	Complete	14/00946/OUT	1	Complete
944	Churchill Crescent, land adj 8	Complete	14/01007/FUL	1	Complete
945	Somerville Road. 7	Complete	14/00953/FUL	1	Complete
974	Kings Bromley Road, Jaipur Cottage	Planning Permission Full	14/01099/FUL	6	Deliverable
979	Mill End Lane, Alderhay	Complete	15/00499/FUL	1	Complete
990	Mickleholme Drive, Land adj 66,	Complete	15/00693/FUL	1	Complete
46	Park Road, Mastrom Printers	Complete	11/01025/FUL	(6 total) 1 remains to be completed	Complete

ID	Location	Source	Planning Application No.	Net Yield	Deliverability
1011	Main Street, 25	Complete	15/01200/FUL	2	Complete
1045	Mickleholme Drive, Adj. 64	Complete	16/00257/FUL	1	Complete
1050	Somerville Rd., 65	Complete	16/00400/FUL	1	Complete
1089	Mickleholme Drive, Adj. 78	Complete	16/00338/FUL	1	Complete
1131	Mill End Lane, Land Adj. 50	Under Construction	16/01344/FUL	1	Deliverable
1155	Mickleholme Drive, 26	Planning Permission Full	17/00204/FUL	1	Deliverable

Table B.2

ID: 869		Settlement: Alrewas		Location: Park Road 4		Ward: Alrewas	
<b>Site Area (ha):</b> 0.14		<b>Source:</b> Submission		<b>Proposal:</b> Residential		<b>Size of Proposed Residential (ha):</b> 0.14	
<b>Density Rate (dph):</b> -							
<b>Yield Note:</b> Yield proposed by submission. Proposed yield of 2 which would indicate demolition of existing property. Net yield proposed would be 1.							
<b>Currently Suitable?</b> Yes				<b>Currently Available?</b> Yes		<b>Currently Achievable?</b> Yes	
<p><b>Suitability Notes:</b> Outside village boundary but is adjacent to a Key Rural Settlement as identified within the adopted Local plan Strategy. Close proximity to public transport routes, services and facilities. Does not wholly comply with current development plan policies in the Local Plan, however, site falls within broad area for search for assessment of sites which could contribute to sustainable mixed communities..</p> <p>Within Conservation Area. An SBI and BAS are within 1km and the impact may need further investigation. Site is within the Cannock Chase zone of influence and National Forest therefore mitigation may be required.</p>				<p><b>Availability Notes:</b> Site is not currently for sale or being marketed but has been promoted by the owner/agent.</p>		<p><b>Achievability Notes:</b> No Known constraints</p>	
				<b>Proposed Yield:</b> 1		<b>Current Deliverability:</b> Deliverable	

Table B.3

ID: 897		Settlement: Alrewas		Location: Fox Lane 41 & 42		Ward: Alrewas	
<b>Site Area (ha):</b> 0.2		<b>Source:</b> Submission		<b>Proposal:</b> Residential		<b>Size of Proposed Residential (ha):</b> 0.2	
<b>Density Rate (dph):</b> -							
<b>Yield Note:</b> Yield proposed by submission. Proposed yield of 6 which would include demolition of 2 existing properties as such net yield of 4.							
<b>Currently Suitable?</b> Yes				<b>Currently Available?</b> Yes		<b>Currently Achievable?</b> Yes	
<p><b>Suitability Notes:</b> Within village boundary in a settlement considered to be a Key Rural Settlement as identified within the adopted Local plan Strategy. Close proximity to public transport routes, services and facilities. Site falls within broad area for search for assessment of sites which could contribute to sustainable mixed communities.</p>				<p><b>Availability Notes:</b> Site is not currently for sale or being marketed but has been promoted by the owner/agent.</p>		<p><b>Achievability Notes:</b> No Known constraints</p>	

<b>ID: 897</b>	<b>Settlement: Alrewas</b>	<b>Location: Fox Lane 41 &amp; 42</b>	<b>Ward: Alrewas</b>
An SBI and BAS are within 1km and the impact may need further investigation. Site is within the Cannock Chase zone of influence and National Forest therefore mitigation may be required.		<b>Proposed Yield: 4</b>	<b>Current Deliverability: Deliverable</b>

**Table B.4**

<b>ID: 204</b>	<b>Settlement: Alrewas</b>	<b>Location: Cotton Close, land off</b>	<b>Ward: Alrewas</b>	
<b>Site Area (ha): 0.83</b>	<b>Source: Expired</b>	<b>Proposal: Residential</b>	<b>Size of Proposed Residential (ha): 0.08</b>	<b>Density Rate (dph):</b>
<b>Yield Note:</b> Yield based on previous planning permission which has now expired				
<b>Currently Suitable? Yes</b>		<b>Currently Available? No</b>		<b>Currently Achievable? Yes</b>
<b>Suitability Notes:</b> Within village boundary in a settlement considered to be a Key Rural Settlement as identified within the adopted Local plan Strategy. Close proximity to public transport routes, services and facilities. Site is within mineral safeguarding area. Planning permission previously has been granted. Site is within the Cannock Chase zone of influence and National Forest therefore mitigation may be required.		<b>Availability Notes:</b> Planning permission has now lapsed.		<b>Achievability Notes:</b> No known constraints
		<b>When is site likely to come forward?: 6 - 10 years</b>		
		<b>Proposed Yield: 2</b>		<b>Current Deliverability: Developable</b>

**Table B.5**

<b>ID: 883</b>	<b>Settlement: Alrewas</b>	<b>Location: Mill End Lane, 10</b>	<b>Ward: Alrewas</b>	
<b>Site Area (ha): 0.05</b>	<b>Source: Planning Permission Full</b>	<b>Proposal: Residential</b>	<b>Size of Proposed Residential (ha): 0.05</b>	<b>Density Rate (dph): 30</b>
<b>Yield Note:</b> Yield from 13/00837/FUL which has now expired (2 units net 1)				
<b>Currently Suitable? Yes</b>		<b>Currently Available? No</b>		<b>Currently Achievable? No</b>
<b>Suitability Notes:</b> Within village boundary in a settlement considered to be a Key Rural Settlement as identified within the adopted Local Plan Strategy. Close proximity to public transport routes, services and facilities. Site is within mineral safeguarding area. Site is within the National Forest therefore mitigation may be required. Within Conservation Area (Part). A BAS is within 1km and the impact may need further investigation.		<b>Availability Notes:</b> Site is not currently for sale or being marketed but has been promoted by the owner/agent.		<b>Achievability Notes:</b> No known constraints.
		<b>When is site likely to come forward?: - 6-10 years</b>		
		<b>Proposed Yield: 1</b>		<b>Current Deliverability: Developable</b>

**Table B.6**

<b>ID: 439</b>	<b>Settlement: Alrewas</b>	<b>Location: Mill End Lane, 18</b>	<b>Ward: Alrewas</b>	
<b>Site Area (ha): 0.83</b>	<b>Source: Submission</b>	<b>Proposal: Residential</b>	<b>Size of Proposed Residential (ha): 0.08</b>	<b>Density Rate (dph): 30</b>
<b>Yield Note:</b> Yield based on area outside floodzone, 30 dph used to reflect nature and character of settlement.				
<b>Currently Suitable? Yes</b>		<b>Currently Available? No</b>		<b>Currently Achievable? Yes</b>

ID: 439		Settlement: Alrewas	Location: Mill End Lane, 18	Ward: Alrewas
<p><b>Suitability Notes:</b> Within village boundary in a settlement considered to be a Key Rural Settlement as identified within the adopted Local Plan Strategy. Close proximity to public transport routes, services and facilities.</p> <p>Floodzone 2 (part) 3a (part). FRA may be required. Site is within mineral safeguarding area. Access may be difficult to achieve given planning permission at adjacent site.</p> <p>Within Conservation Area. The loss of Grade 3 Agricultural Land may need justification. Site is within the National Forest therefore mitigation may be required. A BAS is within 1km and the impact may need further investigation. Site is within the Cannock Chase zone of influence therefore mitigation may be required.</p>		<p><b>Availability Notes:</b> Site is not currently for sale or being marketed but has been promoted by the owner/agent. UCA assesses site as not available.</p>		<p><b>Achievability Notes:</b> Unknown if site is achievable due to floodzone and access.</p>
<p><b>When is site likely to come forward?: -</b></p>				
		<p><b>Proposed Yield:</b> 1</p>	<p><b>Current Deliverability:</b> Not Developable</p>	

Table B.7

ID: 753		Settlement: Alrewas	Location: Main Street, Storage Site	Ward: Alrewas
<p><b>Site Area (ha):</b> 0.83</p>	<p><b>Source:</b> Submission/Rural Planning Project</p>	<p><b>Proposal:</b> Residential</p>	<p><b>Size of Proposed Residential (ha):</b> 0.72</p>	<p><b>Density Rate (dph):</b> 30</p>
<p><b>Yield Note:</b> Yield of 15 dwellings was identified through the Rural Planning Project</p>				
<p><b>Currently Suitable?</b> Yes</p>		<p><b>Currently Available?</b> No</p>		<p><b>Currently Achievable?</b> No</p>
<p><b>Suitability Notes:</b> Within village boundary in a settlement considered to be a Key Rural Settlement as identified within the adopted Local Plan Strategy. Close proximity to public transport routes, services and facilities. Site is within the National Forest therefore mitigation may be required. Within Conservation Area (Part). Site is within mineral safeguarding area and site of safeguarded mineral infrastructure. A BAS is within 1km and the impact may need further investigation.</p>		<p><b>Availability Notes:</b> Unsure if site is available. UCA assessed site as 'not available'. Site was identified by local community through community engagement.</p>		<p><b>Achievability Notes:</b> No known constraints.</p>
<p><b>When is site likely to come forward?: - 6-10 years</b></p>				
		<p><b>Proposed Yield:</b> 20</p>	<p><b>Current Deliverability:</b> Not Developable</p>	

## B.2 Armitage with Handsacre



## Armitage with Handsacre

Table B.8

ID	Location	Source	Planning Application No.	Net Yield	Deliverability
91	Lichfield Rd., East of	Planning Permission Outline	15/01198/OUTM	199	Deliverable
588	Rugeley Road, 61 (2)	Complete	08/01215/FUL	6	Complete
234	New Road, land adj 3	Complete	06/01046/FUL	1	Complete
288	St Lukes Church Hall, Handsacre	Complete	06/00694/COU	1	Complete
287	Rectory Lane, Land Rear 1-5	Complete	06/00766/REM	2	Complete
286	The Olde Peculiar PH	Complete	06/00328/FUL	7	Complete
121	Handsacre Service Station	Complete	08/01051/FULM	14	Complete
178	Tuppenhurst Lane, The Poplars	Complete	07/00028/OUTM & 08/000356/REMM	15	Complete
690	New Road, 71B	Complete	10/00857/FUL	1	Complete
411	New Road, land rear of 62	Complete	08/00894/FUL	8	Complete
421	Land Rear 87 New Road	Complete	11/00487/FUL	14	Complete
772	Harvey Road 35-37 (Garage Court)	Complete	11/00853//FUL	2	Complete
779	Milmoor Avenue, land adj 26	Complete	12/00116/FUL	1	Complete
798	Rugeley Road, 34A	Complete	12/00209/FUL	3	Complete
816	Leaside Avenue, land adj 9	Complete	12/00703/FUL	1	Complete
888	Rugeley Road, Clarke Hayes Barn	Complete	13/01225/COU	1	Complete
950	Old Road, Old Farm	Planning Permission Full	14/00725/FUL	1	Deliverable
967	Uttoxeter Road, 70,	Complete	14/01179/FUL	1	Complete
986	New Road, 90	Complete	15/00580/FUL	1	Complete
1058 & 1166	Hood Lane, 1	Under Construction	16/00427/FUL (1) & 17/01055/FUL (2)	2	Deliverable
1067	New Rd., r/o 56	Planning Permission Full	16/00351/FUL	2	Deliverable
1086	Lichfield Rd., 41	Complete	16/00235/FUL	1	Complete
1140	Rugeley Road, Spode Cottage	Planning Permission Full	17/00519/COU	1	Deliverable

Table B.9

ID: 92		Settlement: Armitage with Handsacre	Location: Brick Kiln Farm, land at		Ward: Armitage with Handsacre	
<b>Site Area (ha):</b> 5.98	<b>Source:</b> Submission	<b>Proposal:</b> Residential	<b>Size of Proposed Residential (ha):</b> 5.98		<b>Density Rate (dph):</b> 30	
<b>Yield Note:</b> 30dph @60% to reflect existing character and grain of settlement						
<b>Currently Suitable?</b> Yes			<b>Currently Available?</b> Yes		<b>Currently Achievable?</b> Yes	
<p><b>Suitability Notes:</b> Outside village boundary but is adjacent to a Key Rural Settlement as identified within the adopted Local Plan Strategy. Close proximity to public transport routes, services and facilities.</p> <p>Within Greenbelt. Does not wholly comply with current development plan policies in the Local Plan, however, site falls within broad area for search for assessment of sites which could contribute to sustainable mixed communities.</p> <p>Further investigation of Coal Subsidence area may be required. Landfill site within 50m, further investigation may be required.</p> <p>Within Conservation Area. The loss of Grade 3 Agricultural Land may need justification. An SBI and BAS are within 1km and the impact may need further investigation. Site is within the Cannock Chase zone of influence therefore mitigation may be required.</p>			<b>Availability Notes:</b> Site is not currently for sale or being marketed but has been promoted by the owner/agent.		<b>Achievability Notes:</b> Impact of landfill and Coal Subsidence area may need investigation.	
			<b>When is site likely to come forward?:</b> 0 - 5 years			
			0-5 years	6-10 years	11-15 years	
			75	33	-	
			<b>Proposed Yield:</b> 108		<b>Current Deliverability:</b> Deliverable	

Table B.10

ID: 379		Settlement: Armitage with Handsacre	Location: Church Farm		Ward: Armitage with Handsacre	
<b>Site Area (ha):</b> 0.82	<b>Source:</b> Submission	<b>Proposal:</b> Residential	<b>Size of Proposed Residential (ha):</b> 0.82		<b>Density Rate (dph):</b> 30	
<b>Yield Note:</b> 30dph @60% to reflect existing character and grain of settlement						
<b>Currently Suitable?</b> Yes			<b>Currently Available?</b> Yes		<b>Currently Achievable?</b> Yes	
<p><b>Suitability Notes:</b> Outside village boundary but is adjacent to a Key Rural Settlement as identified within the adopted Local plan Strategy. Close proximity to public transport routes, services and facilities.</p> <p>Within Greenbelt. Does not wholly comply with current development plan policies in the Local Plan, however, site falls within broad area for search for assessment of sites which could contribute to sustainable mixed communities.</p> <p>Further investigation of Coal Subsidence area may be required.</p>			<b>Availability Notes:</b> Site is not currently for sale or being marketed but has been promoted by the owner/agent.		<b>Achievability Notes:</b> Coal Subsidence area may need investigation.	
			<b>When is site likely to come forward?:</b> 0 - 5 years			
			<b>Proposed Yield:</b> 25		<b>Current Deliverability:</b> Deliverable	

<b>ID: 379</b>	<b>Settlement: Armitage with Handsacre</b>	<b>Location: Church Farm</b>	<b>Ward: Armitage with Handsacre</b>
<p>Within Conservation Area. The loss of Grade 3 Agricultural Land may need justification. Site falls within BEA and contributions to this project may be required. An SBI and BAS are within 1km and the impact may need further investigation. Site is within the Cannock Chase zone of influence therefore mitigation may be required.</p>			

**Table B.11**

<b>ID: 583</b>	<b>Settlement: Armitage with Handsacre</b>	<b>Location: Rugeley Road, land to the south of</b>	<b>Ward: Armitage with Handsacre</b>
<b>Site Area (ha): 0.41</b>	<b>Source:</b> Submission	<b>Proposal:</b> Residential	<b>Size of Proposed Residential (ha): 0.31</b>
<b>Density Rate (dph): 30</b>			
<b>Yield Note:</b> 30dph @60% to reflect existing character and grain of settlement			
<b>Currently Suitable?</b> Yes		<b>Currently Available?</b> No	
<b>Currently Achievable?</b> Yes			
<p><b>Suitability Notes:</b> Outside village boundary but is adjacent to a Key Rural Settlement as identified within the adopted Local Plan Strategy. Close proximity to public transport routes, services and facilities.</p> <p>Within the Greenbelt. Does not wholly comply with current development plan policies in the Local Plan, however, site falls within broad area for search for assessment of sites which could contribute to sustainable mixed communities.</p> <p>Further investigation of Coal Subsidence area may be required.</p> <p>The loss of Grade 3 Agricultural Land may need justification. Site is within the Cannock Chase zone of influence therefore mitigation may be required.</p>		<p><b>Availability Notes:</b> Site is not currently for sale or being marketed.</p> <p><b>Achievability Notes:</b> Coal Subsidence area may need investigation.</p>	
		<b>When is site likely to come forward?:</b> 0 - 10 years	
		0-5 years	6-10 years
		150	127
		<b>Proposed Yield:</b> 227	
		<b>Current Deliverability:</b> Deliverable	

**Table B.12**

<b>ID: 650</b>	<b>Settlement: Armitage with Handsacre</b>	<b>Location: land south of Armitage</b>	<b>Ward: Armitage with Handsacre</b>
<b>Site Area</b>	<b>Source:</b> Submission	<b>Proposal:</b> Residential	<b>Size of Proposed Residential (ha): 61.4</b>
<b>Density Rate (dph): 30</b>			
<b>Yield Note:</b> 30dph @60% to reflect existing character and grain of settlement - may be less when flood zone is taken into account. 61.4			
<b>Currently Suitable?</b> Yes		<b>Currently Available?</b> Yes	
<b>Currently Achievable?</b> Yes			
<p><b>Suitability Notes:</b> Outside village boundary but is adjacent to a Key Rural Settlement as identified within the adopted Local Plan Strategy. Close proximity to public transport routes, services and facilities.</p>		<p><b>Availability Notes:</b> Site is not currently for sale or being marketed but has been promoted by the owner/agent.</p>	
		<b>Achievability Notes:</b> Coal Subsidence area and flood risk area may need further investigation.	

ID: 650	Settlement: Armitage with Handsacre	Location: land south of Armitage	Ward: Armitage with Handsacre	
<p>Within the Greenbelt. Does not wholly comply with current development plan policies in the Local Plan, however, site falls within broad area for search for assessment of sites which could contribute to sustainable mixed communities.</p> <p>Flood Zone runs through the middle of the site. Further investigation of Coal Subsidence area may be required.</p> <p>A BAS and SBI are within 1km. The loss of Grade 3 Agricultural Land may need justification. Site is within the Cannock Chase zone of influence therefore mitigation may be required.</p>		<b>When is site likely to come forward?:</b> 0 - 15 years		
		0-5 years	6-10 years	11-15 years
		225	500	380
		<b>Proposed Yield:</b> 1105		<b>Current Deliverability:</b> Deliverable

Table B.13

ID: 651	Settlement: Armitage with Handsacre	Location: land north of Rugeley Road, Armitage	Ward: Armitage with Handsacre
<b>Site Area (ha):</b> 1.5	<b>Source:</b> Submission	<b>Proposal:</b> Residential	<b>Size of Proposed Residential (ha):</b>
<b>Yield Note:</b> 30dph @60% to reflect existing character and grain of settlement			
<b>Currently Suitable?</b> Yes		<b>Currently Available?</b> Yes	
<b>Currently Achievable?</b> Yes		<b>Currently Achievable?</b> Yes	
<p><b>Suitability Notes:</b> Outside village boundary but is adjacent to a Key Rural Settlement as identified within the adopted Local Plan Strategy. Close proximity to public transport routes, services and facilities.</p> <p>Within the Greenbelt. Does not wholly comply with current development plan policies in the Local Plan, however, site falls within broad area for search for assessment of sites which could contribute to sustainable mixed communities.</p> <p>Adjacent to the Trent and Mersey Canal Conservation Area. Further investigation of Coal Subsidence area may be required.</p> <p>A BAS and SBI are within 1km. The loss of Grade 3 Agricultural Land may need justification. Site is within the Cannock Chase zone of influence therefore mitigation may be required.</p>		<p><b>Availability Notes:</b> Site is not currently for sale or being marketed but has been promoted by the owner/agent.</p> <p><b>Achievability Notes:</b> Coal Subsidence area may need investigation.</p>	
<b>When is site likely to come forward?:</b> 0 - 5 years			
<b>Proposed Yield:</b> 37		<b>Current Deliverability:</b> Deliverable	

Table B.14

ID: 747	Settlement: Armitage with Handsacre	Location: land south of Armitage with Handsacre	Ward: Armitage with Handsacre
<b>Site Area (ha):</b> 16.1	<b>Source:</b> Submission	<b>Proposal:</b> Residential	<b>Size of Proposed Residential (ha):</b>
<b>Yield Note:</b> 30dph @60% to reflect existing character and grain of settlement - may be less when flood zone is taken into account.			
<b>Currently Suitable?</b> Yes		<b>Currently Available?</b> Yes	
<b>Currently Achievable?</b> Yes		<b>Currently Achievable?</b> Yes	

ID: 747	Settlement: Armitage with Handsacre	Location: land south of Armitage with Handsacre	Ward: Armitage with Handsacre
<p><b>Suitability Notes:</b> Outside village boundary but is adjacent to a Key Rural Settlement as identified within the adopted Local Plan Strategy. Close proximity to public transport routes, services and facilities.</p> <p>Within the Greenbelt. Does not wholly comply with current development plan policies in the Local Plan, however, site falls within broad area for search for assessment of sites which could contribute to sustainable mixed communities.</p> <p>Flood Zone runs through the middle of the site. Further investigation of Coal Subsidence area may be required.</p> <p>A BAS and SBI are within 1km. The loss of Grade 3 Agricultural Land may need justification. Site is within the Cannock Chase zone of influence therefore mitigation may be required.</p>	<b>Availability Notes:</b> Site is not currently for sale or being marketed but has been promoted by the owner/agent.		<b>Achievability Notes:</b> Coal Subsidence area and flood risk area may need further investigation.
	<b>When is site likely to come forward?:</b> 0 -10 years		
	0-5 years	6-10 years	11-15 years
	150	140	-
	<b>Proposed Yield:</b> 290		<b>Current Deliverability:</b> Deliverable

Table B.15

ID: 1021	Settlement: Armitage with Handsacre	Location: Lichfield Road, West of Handsacre	Ward: Armitage with Handsacre
<b>Site Area (ha):</b> 10.2	<b>Source:</b> Submission	<b>Proposal:</b> Residential	<b>Size of Proposed Residential (ha):</b> 10.2
<b>Yield Note:</b> Yield based on developer submission			
<b>Currently Suitable?</b> Yes		<b>Currently Available?</b> Yes	<b>Currently Achievable?</b> Yes
<p><b>Current Deliverability:</b> Outside village boundary but is adjacent to a Key Rural Settlement as identified within the adopted Local Plan Strategy. Close proximity to public transport routes, services and facilities.</p> <p>Within Greenbelt. Does not wholly comply with current development plan policies in the Local Plan, however, site falls within broad area for search for assessment of sites which could contribute to sustainable mixed communities.</p> <p>Further investigation of Coal Subsidence area may be required. The loss of Grade 3 Agricultural Land may need justification. BAS Hedgerows are within the site and a SBI and other BAS are within 1km and the impact may need further investigation. Site is within the Cannock Chase zone of influence therefore mitigation may be required.</p>		<b>of Proposed Residential (ha):</b> 10.2	<b>Density Rate (dph):</b> 30
		<b>When is site likely to come forward?:</b> - 0-10 years	
		0-5 years	6-10 years
		225	25
		<b>Proposed Yield:</b> 250	<b>Current Deliverability:</b> Deliverable

Table B.16

ID: 1024	Settlement: Armitage with Handsacre	Location: Lichfield Road, East of Handsacre	Ward: Armitage with Handsacre
<b>Site Area (ha):</b> 6.8	<b>Source:</b> Submission	<b>Proposal:</b> Residential	<b>Size of Proposed Residential (ha):</b> 4.08
<b>Yield Note:</b> Outline planning application -not yet determined			
<b>Currently Suitable?</b> Yes		<b>Currently Available?</b> Yes	<b>Currently Achievable?</b> Yes

<b>ID: 1024</b>	<b>Settlement: Armitage with Handsacre</b>	<b>Location: Lichfield Road, East of Handsacre</b>	<b>Ward: Armitage with Handsacre</b>
<p><b>Current Deliverability:</b> Outside village boundary but is adjacent to a Key Rural Settlement as identified within the adopted Local Plan Strategy. Close proximity to public transport routes, services and facilities.</p> <p>Within Greenbelt. Does not wholly comply with current development plan policies in the Local Plan, however, site falls within broad area for search for assessment of sites which could contribute to sustainable mixed communities.</p> <p>Further investigation of Coal Subsidence area and the impacts of groundwater on the site may be required. The loss of Grade 3 Agricultural Land may need justification. BAS Hedgerows are within the site and a SBI and other BAS are within 1km and the impact may need further investigation. Site is within the Cannock Chase zone of influence therefore mitigation may be required.</p>		<p><b>of Proposed Residential (ha):</b>4.08</p> <p><b>Density Rate (dph):</b> 30</p>	
<p><b>When is site likely to come forward?:</b> -0-5 years</p>			
		<p><b>Proposed Yield:</b> 123</p>	<p><b>Current Deliverability:</b> Deliverable</p>

Table B.17

<b>ID: 120 (ELAA ID: 86/107)</b>	<b>Settlement: Armitage with Handsacre</b>	<b>Location: Armitage Shanks</b>	<b>Ward: Armitage with Handsacre</b>
<b>Site Area (ha):</b> 1.9	<b>Source:</b> Urban Capacity Study	<b>Proposal:</b> Residential	<b>Size of Proposed Residential (ha):</b>
<p><b>Density Rate (dph):</b></p>			
<p><b>Yield Note:</b> Site identified in Urban Capacity Study with yield of 40 based on mixed use scheme</p>			
<p><b>Currently Suitable?</b> Yes</p>		<p><b>Currently Available?</b> No</p>	
		<p><b>Currently Achievable?</b> Yes</p>	
<p><b>Suitability Notes:</b> Within village boundary in a settlement considered to be a Key Rural Settlement as identified within the adopted Local Plan Strategy. Close proximity to public transport routes, services and facilities.</p> <p>Employment. Does not wholly comply with current development plan policies in the Local Plan, however, site falls within broad area for search for assessment of sites which could contribute to sustainable mixed communities. Further investigation of Coal Subsidence area may be required. Site is within mineral safeguarding area. Site is within the Cannock Chase zone of influence therefore mitigation may be required.</p>		<p><b>Availability Notes:</b> Consolidation of site would not impact on business of Armitage Shanks but not expected to become available until after 5 years. UCA assesses availability as 'uncertain' Potential for site to deliver within plan period</p>	
		<p><b>Achievability Notes:</b> Site clearance not believed to be a constraint to redevelopment.</p>	
<p><b>When is site likely to come forward?:</b> 6 - 10 years</p>			
		<p><b>Proposed Yield:</b> 40</p>	<p><b>Current Deliverability:</b> Developable</p>

Table B.18

<b>ID: 214</b>	<b>Settlement: Armitage with Handsacre</b>	<b>Location: Glebe Road, 8, land adj</b>	<b>Ward: Armitage with Handsacre</b>
<b>Site Area (ha):</b> 0.01	<b>Source:</b> Expired	<b>Proposal:</b> Residential	<b>Size of Proposed Residential (ha):</b> 0.01
<p><b>Density Rate (dph):</b></p>			
<p><b>Yield Note:</b> Yield based on previous planning application which has now expired</p>			
<p><b>Currently Suitable?</b> Yes</p>		<p><b>Currently Available?</b> No</p>	
		<p><b>Currently Achievable?</b> Yes</p>	
<p><b>Suitability Notes:</b> Within village boundary in a settlement considered to be a Key Rural Settlement as identified within the adopted Local Plan Strategy. Site is within mineral safeguarding area. Close</p>		<p><b>Availability Notes:</b> Planning permission has now expired.</p>	
		<p><b>Achievability Notes:</b> No known constraints</p>	
<p><b>When is site likely to come forward?:</b> 6 - 10 years</p>			

<b>ID: 214</b>	<b>Settlement: Armitage with Handsacre</b>	<b>Location: Glebe Road, 8, land adj</b>	<b>Ward: Armitage with Handsacre</b>
proximity to public transport routes, services and facilities. Planning permission previously granted. Site is within the Cannock Chase zone of influence therefore mitigation may be required.		<b>Proposed Yield: 1</b>	<b>Current Deliverability: Developable</b>

**Table B.19**

<b>ID: 274</b>	<b>Settlement: Armitage with Handsacre</b>	<b>Location: Uttoxeter Road, land rear 19 - 27</b>	<b>Ward: Armitage with Handsacre</b>
<b>Site Area (ha): 0.11</b>	<b>Source: Expired</b>	<b>Proposal: Residential</b>	<b>Size of Proposed Residential (ha): 0.11</b>
<b>Yield Note:</b> Site identified in Urban Capacity Study with yield of 40 based on mixed use scheme			
<b>Currently Suitable? Yes</b>		<b>Currently Available? No</b>	<b>Currently Achievable? Yes</b>
<b>Suitability Notes:</b> Within village boundary in a settlement considered to be a Key Rural Settlement as identified within the adopted Local Plan Strategy. Site is within mineral safeguarding area. Close proximity to public transport routes, services and facilities. Planning permission previously granted. Site is within the Cannock Chase zone of influence therefore mitigation may be required.		<b>Availability Notes:</b> Planning permission has now expired.	<b>Achievability Notes:</b> No known constraints
		<b>When is site likely to come forward?: 6 - 10 years</b>	
		<b>Proposed Yield: 4</b>	<b>Current Deliverability: Developable</b>

**Table B.20**

<b>ID: 122</b>	<b>Settlement: Armitage with Handsacre</b>	<b>Location: Old Road</b>	<b>Ward: Armitage with Handsacre</b>
<b>Site Area (ha): 0.24</b>	<b>Source: Survey</b>	<b>Proposal: Residential</b>	<b>Size of Proposed Residential (ha): 0.24</b>
<b>Yield Note:</b> 30dph @ 60% to reflect existing character and grain of settlement			
<b>Currently Suitable? No</b>		<b>Currently Available? No</b>	<b>Currently Achievable? No</b>
<b>Suitability Notes:</b> Within village boundary in a settlement considered to be a Key Rural Settlement as identified within the adopted Local Plan Strategy. Site is within mineral safeguarding area. Close proximity to public transport routes, services and facilities. Site is within the Cannock Chase zone of influence therefore mitigation may be required. SBI within 1Km. Adjacent West Coast mainline.		<b>Availability Notes:</b> UCA assessed site as not available.	<b>Achievability Notes:</b>
		<b>When is site likely to come forward?: -</b>	
		<b>Proposed Yield: 7</b>	<b>Current Deliverability: Not Developable</b>

**Table B.21**

<b>ID: 1030</b>	<b>Settlement: Armitage with Handsacre</b>	<b>Location: Uttoxeter Road (A513) Land Adj The Crown, Handsacre</b>	<b>Ward: Armitage with Handsacre</b>
<b>Site Area (ha): 3.03</b>	<b>Source: Submission</b>	<b>Proposal: Residential</b>	<b>Size of Proposed Residential (ha): 3.03</b>
<b>Yield Note:</b> Yield based on refused planning application and dismissed Appeal (Ref 15/01336/OUTM)			
<b>Currently Suitable? Yes</b>		<b>Currently Available? Yes</b>	<b>Currently Achievable? Yes</b>

<b>ID: 1030</b>	<b>Settlement: Armitage with Handsacre</b>	<b>Location: Uttoxeter Road (A513) Land Adj The Crown, Handsacre</b>	<b>Ward: Armitage with Handsacre</b>
<p><b>Current Deliverability:</b> Outside village boundary but is adjacent to a Key Rural Settlement as identified within the adopted Local Plan Strategy. Close proximity to public transport routes, services and facilities. Does not wholly comply with current development plan policies in the Local Plan, however, site falls within broad area for search for assessment of sites which could contribute to sustainable mixed communities. Further investigation of Coal Subsidence area may be required. Adjacent to the Trent and Mersey Canal Conservation Area. Further investigation of Coal Subsidence area may be required. A BAS and SBI are within 1km. The loss of Grade 3 Agricultural Land may need justification. Site is within the Cannock Chase zone of influence therefore mitigation may be required.</p>		<b>of Proposed Residential (ha): 3.03</b>	<b>Density Rate (dph): 30</b>
		<b>When is site likely to come forward?: 0-5 years</b>	
		<b>Proposed Yield: 88</b>	<b>Current Deliverability: Not Developable</b>

## B.3 Burntwood





## Burntwood

Table B.22

ID	Location	Source	Planning Application No.	Net Yield	Deliverability
146	High St., 114, Burntwood	Under Construction	16/01201/FUL & 16/00629/FUL	9	Deliverable
155	Queen Street, 82-84	Planning Permission Full	15/00568/FULM	14	Deliverable
167	Hill St., 1-3	Complete	16/00581/FUL	7	Complete
209	Princess Street, land adj 9	Complete	07/00556/FUL	1	Complete
200	Princess Street, 113	Complete	05/00992/FUL	1	Complete
23	Rake Hill, land at	Complete	06/00917/FUL	1	Complete
37	Chase Terrace Post Office	Complete	05/00346/FUL	1	Complete
48	Squirrels Hollow, land adj 8	Complete	08/00008/FUL	1	Complete
462	Ogley Hay Road, Hawthorn	Complete	07/01003/FUL	1	Complete
48	Springhill Road, land adj 5	Complete	07/00177/FUL	1	Complete
466	Chorley Road, land rear of 186 - 188	Complete	07/00287/FUL	1	Complete
56	Ironstone Road, land off	Complete	08/00901/FUL	1	Complete
61	Highfields Road, 58	Complete	09/00701/FUL	1	Complete
69	High Street, 37	Complete	09/00996/FUL	1	Complete
308	Paviors Road, land rear 15-17	Complete	07/00186/FUL	2	Complete
48	High Street, 33	Complete	09/01017/FUL	2	Complete
155	High Street, 144	Complete	06/01056/FUL	6	Complete
143	Hammerwich Hospital	Complete	02/00654/OUTM & 08/00132/REMM	50	Complete
155	Cannock Road, 22	Complete	04/00070/COU	1	Complete
238	Spinney Lane, land adj 49	Complete	07/00285/FUL	1	Complete
291	Squirrel's Hollow, 3	Complete	02/00114/FUL	1	Complete
309	Princess Street, land to the rear of 61	Complete	04/01014/FUL	1	Complete
315	Mortuary, Edwards Road	Complete	02/00455/FUL	1	Complete
397	High Street, land rear of 50	Complete	07/01135/FUL	1	Complete
463	The Crescent, 40	Complete	08/00006/FUL	1	Complete
553	Sanderling Rise, land adj 2	Complete	09/00193/FUL	1	Complete
500	Spencer Drive, 7	Complete	08/00202/FUL	1	Complete

ID	Location	Source	Planning Application No.	Net Yield	Deliverability
63	High Street, 8	Complete	09/00860/COU	1	Complete
239	Spinney Lane, 71	Complete	07/00712/FUL	2	Complete
306	Highfields, 3	Complete	05/00456/FUL	2	Complete
308	Thorpe Street, 4	Complete	00/01161/FUL	2	Complete
310	Rugeley Road, rear of 45-47	Complete	03/01118/FUL	1	Complete
311	Water Street, 62	Complete	03/00676/FUL	2	Complete
312	Baker Street, 14-16	Complete	06/01066/FUL	2	Complete
313	High Street, 52/52a	Complete	06/01070/FUL	2	Complete
314	Queen Street, land rear 83-87	Complete	06/01193/REM	2	Complete
433	Travellers Rest, Chase Road, 237	Complete	07/00845/REM	9	Complete
479	High Street, 103,	Complete	15/00286/FULM	10	Complete
489	Church Street, 13-19	Complete	06/00849/FUL	17	Complete
729	Church Road, 58	Complete	11/00389/FUL	1	Complete
552	Princess Street, 78A	Complete	08/00565/FUL	2	Complete
724	Cottage Lane, 58	Complete	11/00056/ENFDE	1	Complete
730	Boney Hay Road, 75	Complete	12/00214/FUL	2	Complete
804	High Street, 56	Complete	12/00876/FUL	1	Complete
440	Springhill Road, land adj 103	Complete	07/00177/FUL	1	Complete
739	High Street, 39 Former Swan Inn	Complete	10/01563/FUL	7	Complete
617	Rugeley Road, 19, Chase Terrace	Complete	08/01187/COU	1	Complete
530	Summerfield Road, land adj 1	Complete	08/00815/FUL	2	Complete
712	Ogley Hay Road, 140	Complete	09/00781/FUL	2	Complete
441	Springhill Road, 90	Complete	07/00756/FUL	3	Complete
211	Princess Street, 4-6	Complete	05/00510/FUL	1	Complete
138	Rake Hill, land adj 15	Complete	12/01084/FUL	3	Complete
471	Rugeley Road, 123	Complete	11/01047/FUL	1	Complete
483	Cannock Road, Bridgecross Garage	Planning Permission Outline	14/00230/OUTM & 17/00581/OUT	14	Deliverable
57	Oakdene Road, 104	Planning Permission Outline	15/00080/OUT	1	Deliverable
533	Ashmead Road, 41	Complete	08/00145/FUL	1	Complete
624	Padbury Lane, Hillside Farm	Complete	09/00932/COU	1	Complete

ID	Location	Source	Planning Application No.	Net Yield	Deliverability
60	Chase Road, Former Dental Surgery	Complete	09/01290/COU & 11/00642/COU	3	Complete
62	The Centurion, 110 Chase Road	Complete	10/00467/FUL	3	Complete
76	Sanderling Rise, land adj 1	Complete	11/00507/REM	1	Complete
49	High Street, 58B	Complete	08/00111/FUL	7	Complete
40	Cannock Road, land to west of 193	Complete	12/00160/FUL	4	Complete
74	Thorpe Street 2	Complete	11/00926/FUL	1	Complete
79	Coney Lodge Farm, Chase Terrace	Complete	11/00980/COU	1	Complete
78	High Street, 7-9	Complete	12/00063/FULM	11	Complete
70	Rugeley Rd., Adj 65	Under Construction	16/00457/FUL	1	Deliverable
71	New Street, land adj 30	Complete	12/01084/FUL	1	Complete
73	High Street, land rear 27	Complete	11/01425/FUL	1	Complete
77	High Street, 44, Sheila's Flower Box	Complete	12/00073/COU	1	Complete
79	Bridge Cross Road, Lambourne House	Complete	12/00627/COU & 13/01284/COU	6	Complete
83	Cannock Road, 109	Complete	12/00865/FUL	1	Complete
84	Baker Street, land adj 84	Complete	12/00825/FUL	1	Complete
66	Chase Road, land adj to 236	Complete	14/00668/FUL	1	Complete
68	Kingsdown Road, land at 2,	Complete	10/01284/OUT & 12/00339/REM	1	Complete
79	Chawner Close, land at	Complete	10/01414/OUT & 13/00664/FUL	1	Complete
65	Hospital Road, 13 Triangle Tavern	Complete	14/00254/FUL	7	Complete
70	Baker Street, land at	Complete	12/00804/FUL	7	Complete
81	Rake Hill, 13	Under Construction	12/00859/FUL	3	Deliverable
81	High Street, land rear 56	Complete	13/00032/FUL	2	Complete
82	Woodhouses Road, land adj 163	Complete	13/00286/COU	1	Complete
84	Bridge Cross Road, land rear 20	Complete	12/00279/FUL	1	Complete
82	High St., 57, Land rear of Post Office	Complete	17/00738/FUL	1	Complete
83	Water Street, 6	Complete	13/00851/COU	1	Complete
93	Lichfield Road, 34	Complete	13/00022/FUL	1	Complete
12	The Greyhound Public House	Complete	13/00414/FULM & 14/00034/FUL	27	Complete

ID	Location	Source	Planning Application No.	Net Yield	Deliverability
91	Farewell Lane, land adj 24	Planning Permission Full	14/00368/OUT & 16/01304/REMM	2	Deliverable
95	Chorley Road, Boney Hay Concrete Works	Planning Permission Full	13/00669/FUL	7	Deliverable
92	Boney Hay Road, land rear 66	Complete	14/00658/FUL	1	Complete
93	Highfields Road, land rear 113	Complete	14/00508/FUL	2	Complete
96	Princess Street, 78	Complete	14/00703/FUL	6	Complete
98	Chorley Road, land adj Ring O Bells	Complete	14/00808/FUL	4	Complete
99	Bridge Cross Road, land adj 37	Complete	15/00015/FUL	1	Complete
92	Baker Street, land adj 101	Complete	14/01187/OUT	1	Complete
92	Lichfield Road, Adj. 60, Burntwood	Planning Permission Outline	15/00080/OUT	1	Deliverable
95	Rugeley Road, 175, Chase Terrace	Planning Permission Full	15/00302/FUL	2	Deliveable
90	Cannock Road, 154, Springhill Medical Centre	Under Construction	15/00301/COU & 15/01465/FUL	4	Deliverable
92	Gorsty Lea, 7, Burntwood	Under Construction	15/00170/FUL	1	Deliverable
95	High Street, 41, Chasetown	Complete	15/00860/COU	1	Complete
95	High Street, 99-101 and Tricone House, Chasetown	Under Construction	15/00767/FUL	7	Deliverable
97	Rake Hill, 7	Planning Permission Full	15/00811/FUL	4	Deliverable
90	Coulter Lane, Land at Cresswell Green,	Planning Permission Full	15/00673/FUL	1	Deliverable
97	Rugeley Rd., Coney Lodge Farm	Complete	15/01470/FUL	8	Complete
47 88	Burntwood Bypass, land east of (East of Burntwood Bypass SDA)	Under Construction	14/00612/FULM	351	Deliverable
98	Bank Crescent, Land Adj 18,	Planning Permission Full	16/00303/FUL	1	Deliverable
91	New Rd., Neon Sound Studio	Complete	16/00312/FUL	1	Complete
91	Queens Drive, 8	Complete	16/00212/FUL	5	Complete
96	Cannock Rd., 152, Fmr Surgery	Planning Permission Full	16/00758/COU	3	Deliverable
98	Lichfield Rd., r/o 25	Under Construction	15/00814/FUL	1	Deliverable
97	Sycamore Rd., Adj 81,	Complete	16/00882/FUL	1	Complete
98	Rugeley Rd., Fulfen Farm	Complete	16/00442/FUL	1	Complete

ID	Location	Source	Planning Application No.	Net Yield	Deliverability
11	Norton Ln., 46	Planning Permission Full	16/00901/FUL	1	Deliverable
12	Church Rd., 62	Planning Permission Outline	16/00850/OUT	1	Deliverable
13	High St., 47-49, Chasetown	Complete	16/00788/COU	2	Complete
14	Leam Drive, Adj 58,	Complete	16/01311/FUL & 17/00557/FUL	1	Complete
15	Oakdene Rd., Adj. 78	Under Construction	16/01138/FUL	1	Deliverable
16	Chorley Rd., 212	Complete	16/01075/COU	1	Complete
17	School Ln., r/o 60	Complete	16/00124/FUL	1	Complete
18	Land south of Milestone Way,	Planning Permission Outline (s.106)	16/00666/OUTM	150	Deliverable
19	High St., 8C, Chasetown	Planning Permission Full	17/00348/COU	1	Deliverable
20	Cannock Rd., 90, Burntwood	Planning Permission Full	17/00017/FUL	5	Deliverable
21	Springhill Rd., 88, Burntwood	Planning Permission Full	17/00634/FUL	2	Deliverable
22	High St., Land betwn 14A & 22, Burntwood	Planning Permission Full	17/01245/FUL	1	Deliverable
23	Hunslet Rd., Land R/o 156, Burntwood	Planning Permission Full	17/01235/FUL	1	Deliverable
24	North St., Land adj. 4, Burntwood	Planning Permission Full	17/01774/FUL	1	Deliverable
25	High St., 8, Integrated Systems, Chasetown	Complete	17/01706/FUL	1	Complete
26	Rugeley Rd., 77A, Chase Terrace	Under Construction	17/01707/FUL	1	Deliverable
27	Ironstone Rd., 69, Burntwood	Under Construction	17/01001/FUL	1	Deliverable
28	Rugeley Rd., Chase Terrace School, Land adj.	Under Construction	16/01011/FULM	12	Deliverable

Table B.23

ID: 4		Settlement: Burntwood		Location: Chase Terrace Primary School		Ward: Burntwood Central	
Site Area (ha): 1.01	Source: Submission	Proposal: Residential	Size of Proposed Residential (ha): 1.01	Density Rate (dph): 30			
<b>Yield Note:</b> A minimum density rate has been applied to reflect the surrounding area and difficulty of assessing the site.							
Currently Suitable? Yes			Currently Available? Yes		Currently Achievable? Yes		

ID: 4	Settlement: Burntwood	Location: Chase Terrace Primary School	Ward: Burntwood Central
<p><b>Suitability Notes:</b> Within a sustainable settlement. Site is proposed to be allocated for residential development within emerging Local Plan Allocations document. Redevelopment would see loss of playing fields is contrary to guidance within the NPPF. Replacement facilities meeting Sport England criteria would need to be constructed first in a suitable location. This has not yet been demonstrated.</p> <p>Site falls within the FOM and contributions to these projects may be required. An SBI is within 1km and the impact on it may need further investigation. Site has potential for protected species. Site is within the Cannock Chase zone of influence therefore mitigation may be required.</p>		<p><b>Availability Notes:</b></p> <p>Site put forward by landowner - indicates that site is available immediately. UCA assesses site as available</p>	<p><b>Achievability Notes:</b></p> <p>No known constraints</p>
		<p><b>When is site likely to come forward?:</b> 0 -5 years</p>	
		<p><b>Proposed Yield:</b> 30</p>	<p><b>Current Deliverability:</b></p> <p>Deliverable</p>

Table B.24

ID: 7	Settlement: Burntwood	Location: Maple Close, Oakdene	Ward: Chasetown	
<p><b>Site Area (ha):</b> 1.33</p>	<p><b>Source:</b> Submission</p>	<p><b>Proposal:</b></p> <p>Residential</p>	<p><b>Size of Proposed Residential (ha):</b> 1.3</p>	<p><b>Density Rate (dph):</b> 30</p>
<p><b>Yield Note:</b> Yield based on 30dph on 80% site.</p>				
<p><b>Currently Suitable?</b> Yes</p>		<p><b>Currently Available?</b> Yes</p>		<p><b>Currently Achievable?</b></p> <p>Yes</p>
<p><b>Suitability Notes:</b> Within a sustainable settlement. Site is proposed to be allocated for residential development within emerging Local Plan Allocations document Site B3.</p> <p>Redevelopment would see loss of former playing fields. Land owner has advised that 'redundancy rule' means that replacement facilities will not be required. Any loss of playing pitch/accessible open space provision should be mitigated.</p> <p>Site falls within the FOM and contributions to these projects may be required. An SBI is within 1km and the impact on it may need further investigation. Site has potential for protected species. Site is within the Cannock Chase zone of influence therefore mitigation may be required.</p>		<p><b>Availability Notes:</b></p> <p>Site put forward by landowner as available for redevelopment. UCA assesses site as available</p>	<p><b>Achievability Notes:</b></p> <p>No known constraints</p>	
		<p><b>When is site likely to come forward?:</b> 0 - 5 years</p>		
		<p><b>Proposed Yield:</b> 32</p>	<p><b>Current Deliverability:</b></p> <p>Deliverable</p>	

Table B.25

ID: 69	Settlement: Burntwood	Location: Hanney Hay Road, North of, area 1	Ward: Hammerwich	
<p><b>Site Area (ha):</b></p> <p>35.56</p>	<p><b>Source:</b> Submission</p>	<p><b>Proposal:</b></p> <p>Residential</p>	<p><b>Size of Proposed Residential (ha):</b></p>	<p><b>Density Rate (dph):</b></p>
<p><b>Yield Note:</b> yield proposed by agent for this parcel as part of larger scheme</p>				
<p><b>Currently Suitable?</b> Yes</p>		<p><b>Currently Available?</b> Yes</p>		<p><b>Currently Achievable?</b></p> <p>Yes</p>
<p><b>Suitability Notes:</b> Outside village boundary but is adjacent to a settlement considered to be sustainable in the RSSS, and close to public transport routes. Provision of services and facilities may be required to assist sustainability.</p>		<p><b>Availability Notes:</b> Site not currently for sale or being marketed but has been promoted by the owner/agent. Option agreement shows available at present.</p>	<p><b>Achievability Notes:</b></p> <p>Part of larger site proposing mix of uses. Agent confirms development at this</p>	

ID: 69	Settlement: Burntwood	Location: Hanney Hay Road, North of, area 1	Ward: Hammerwich
<p>Within Greenbelt. Does not wholly comply with current development plan policies in the Local Plan, however, site falls within broad area for search for assessment of sites which could contribute to sustainable mixed communities.</p> <p>Floodzone 2 (part) 3a (part). SFRA may be required. Landfill site within 50m, further investigation may be required.</p> <p>Loss of Grade 2/3 Agricultural Land may need justification. Site falls within the FOM and contributions to these projects may be required. An SBI is within 1km and the impact on it may need further investigation. Site has potential for protected species. Site is within the Cannock Chase zone of influence therefore mitigation may be required.</p>		<p>scale is achievable and development will not be affected by flood risk.</p>	
<p><b>When is site likely to come forward?: 0 - 10 years</b></p>			
		<b>0-5 years</b>	<b>6-10 years</b>
		<b>150</b>	<b>163</b>
		<b>Proposed Yield: 313</b>	<b>Current Deliverability: Deliverable</b>

Table B.26

ID: 70	Settlement: Burntwood	Location: Hospital Road, east of, area 2	Ward: Hammerwich
<b>Site Area (ha):</b> 15.26	<b>Source:</b> Submission	<b>Proposal:</b> Residential	<b>Size of Proposed Residential (ha):</b>
<b>Density Rate (dph):</b>			
<b>Yield Note:</b> yield proposed by agent for this parcel as part of larger scheme			
<b>Currently Suitable? Yes</b>		<b>Currently Available? Yes</b>	
<b>Currently Achievable? Yes</b>		<b>Currently Achievable? Yes</b>	
<p><b>Suitability Notes:</b> Outside village boundary but is adjacent to a settlement considered to be sustainable in the RSSS, and close to public transport routes. Provision of services and facilities may be required to assist sustainability.</p> <p>Within Greenbelt. Does not wholly comply with current development plan policies in the Local Plan, however, site falls within broad area for search for assessment of sites which could contribute to sustainable mixed communities.</p> <p>Floodzone 2 (part) 3a (part). SFRA may be required. Landfill site within 50m, further investigation may be required.</p> <p>Loss of Grade 2/3 Agricultural Land may need justification. Site falls within the FOM and contributions to these projects may be required. An SBI is within 1km and the impact on it may need further investigation. Site has potential for protected species. Site is within the Cannock Chase zone of influence therefore mitigation may be required.</p>		<p><b>Availability Notes:</b> Site not currently for sale or being marketed but has been promoted by the owner/agent. Option agreement shows available at present.</p>	
<p><b>Achievability Notes:</b> Part of larger site proposing mix of uses. Agent confirms development at this scale is achievable and development will not be affected by flood risk.</p>			
<p><b>When is site likely to come forward?: 0 - 10 years</b></p>			
		<b>0-5 years</b>	<b>6-10 years</b>
		<b>75</b>	<b>112</b>
		<b>Proposed Yield: 187</b>	<b>Current Deliverability: Deliverable</b>

Table B.27

ID: 71	Settlement: Burntwood	Location: Norton Lane, Land west of	Ward: Hammerwich
<b>Site Area (ha):</b> 2.89	<b>Source:</b> Submission	<b>Proposal:</b> Residential	<b>Size of Proposed Residential (ha):</b>
<b>Density Rate (dph):</b> 40			
<b>Yield Note:</b> 60% of net developable area			

ID: 71		Settlement: Burntwood		Location: Norton Lane, Land west of		Ward: Hammerwich	
<b>Currently Suitable?</b> Yes				<b>Currently Available?</b> Yes		<b>Currently Achievable?</b> Yes	
<b>Suitability Notes:</b> Site is outside current settlement boundary but is adjacent to sustainable settlement of Burntwood and is in close proximity to public transport routes, services and facilities.				<b>Availability Notes:</b> Site not currently for sale or being marketed but has been promoted by the owner/agent.		<b>Achievability Notes:</b> No known constraints.	
<p>Within Greenbelt. Does not wholly comply with current development plan policies in the Local Plan, however, site falls within broad area for search for assessment of sites which could contribute to sustainable mixed communities.</p> <p>Site falls within the FOM . An SBI is within 1km and the impact on it may need further investigation. Site is within the Cannock Chase zone of influence therefore mitigation may be required.</p>				<b>When is site likely to come forward?:</b> 0 - 5 years			
				<b>Proposed Yield:</b> 69		<b>Current Deliverability:</b> Deliverable	

Table B.28

ID: 98		Settlement: Burntwood		Location: High Street, 51-55		Ward: Chasetown	
<b>Site Area (ha):</b> 0.06		<b>Source:</b> Submission		<b>Proposal:</b> Residential		<b>Size of Proposed Residential (ha):</b>	
<b>Yield Note:</b> yield based on conversion of existing and new build to form apartments							
<b>Currently Suitable?</b> Yes				<b>Currently Available?</b> Yes		<b>Currently Achievable?</b> Yes	
<p><b>Suitability Notes:</b> Within a sustainable settlement.</p> <p>Site falls within the FOM and contributions to these projects may be required. An SSSI &amp; SBI is within 1km and the impact on it may need further investigation. Site is within the Cannock Chase zone of influence therefore mitigation may be required.</p>				<b>Availability Notes:</b> Site not currently for sale or being marketed but has been promoted by the owner/agent. UCA assesses site as not available		<b>Achievability Notes:</b> No known constraints.	
				<b>When is site likely to come forward?:</b> 0 - 5 years			
				<b>Proposed Yield:</b> 8		<b>Current Deliverability:</b> Deliverable	

Table B.29

ID: 102		Settlement: Burntwood		Location: Highfields Road, land off		Ward: Chasetown	
<b>Site Area (ha):</b> 23.77		<b>Source:</b> Submission		<b>Proposal:</b> Residential		<b>Size of Proposed Residential (ha):</b> 12.75	
<b>Yield Note:</b> The developer proposes 250 homes.							
<b>Currently Suitable?</b> Yes				<b>Currently Available?</b> Yes		<b>Currently Achievable?</b> Yes	
<b>Suitability Notes:</b> Site is outside current settlement boundary but is adjacent to sustainable settlement of Burntwood and in proximity to public transport route, services and facilities.				<b>Availability Notes:</b> Site is used for farming at present and agent confirmed that it is immediately available.		<b>Achievability Notes:</b> Although the site is held in two ownerships, the owners are working together towards one	

ID: 102		Settlement: Burntwood		Location: Highfields Road, land off		Ward: Chasetown	
Within Greenbelt. Does not wholly comply with current development plan policies in the Local Plan. However, site falls within broad area for search for assessment of sites which could contribute to sustainable mixed communities.		Floodzone 2 (part) 3a (part). SFRA may be required. Landfill site within 50m, further investigation may be required.		Loss of Grade 3 Agricultural Land may need justification. Site falls within the FOM and contributions to these projects may be required. An SSSI and SBI is within 1km and the impact on it may need further investigation. Site is within the Cannock Chase zone of influence therefore mitigation may be required.		scheme. Both feel development can not come forward without the other. Therefore, site is achievable.	
						When is site likely to come forward?: 0 - 10 years	
		<b>0-5 years</b>		<b>6-10 years</b>			
		25		225			
		<b>Proposed Yield: 250</b>		<b>Current Deliverability:</b> Deliverable			

Table B.30

ID: 129		Settlement: Burntwood		Location: Rugeley Road, rear of 19		Ward: Chase Terrace	
<b>Site Area (ha):</b> 0.08		<b>Source:</b> Submission		<b>Proposal:</b> Residential		<b>Size of Proposed Residential (ha):</b> 12.75	
						<b>Density Rate (dph):</b>	
<b>Yield Note:</b> 6 apartments to rear. Yield proposed by agent considered to be appropriate given nature of access and proximity to services and accessibility.							
<b>Currently Suitable?</b> Yes				<b>Currently Available?</b> Yes		<b>Currently Achievable?</b> Yes	
<b>Suitability Notes:</b> Within a sustainable settlement. Site falls within the FOM and contributions to these projects may be required. An SBI is within 1km and the impact on it may need further investigation. Site is within the Cannock Chase zone of influence therefore mitigation may be required.				<b>Availability Notes:</b> Site not currently for sale or being marketed but has been promoted by the owner/agent. UCA assesses site as not available		<b>Achievability Notes:</b>	
						<b>Proposed Yield:</b> 6	

Table B.31

ID: 482		Settlement: Burntwood		Location: Farewell Lane		Ward: Highfield	
<b>Site Area (ha):</b> 16.51		<b>Source:</b> Submission		<b>Proposal:</b> Residential		<b>Size of Proposed Residential (ha):</b> 8.74	
						<b>Density Rate (dph):</b>	
<b>Yield Note:</b> Yield proposed by developer.							
<b>Currently Suitable?</b> Yes				<b>Currently Available?</b> Yes		<b>Currently Achievable?</b> Yes	
<b>Suitability Notes:</b> Site is outside current settlement boundary but is adjacent to sustainable settlement of Burntwood and is in proximity to public transport routes, services and facilities.				<b>Availability Notes:</b> Site not currently for sale or being marketed but has been promoted by the owner/agent.		<b>Achievability Notes:</b> Unknown how measures to mitigate local highway impact would affect viability but agent believes	

ID: 482		Settlement: Burntwood		Location: Farewell Lane		Ward: Highfield			
<p>Within Greenbelt. Does not wholly comply with current development plan policies in the Local Plan, however, site falls within broad area for search for assessment of sites which could contribute to sustainable mixed communities.</p> <p>SCC highlight negative impact on local highway network.</p> <p>Loss of Grade 2 Agricultural Land may need justification. Site falls within the FOM and contributions to these projects may be required. Site is within the Cannock Chase zone of influence therefore mitigation may be required.</p>						development is achievable, further work may be required demonstrate.			
				When is site likely to come forward?: 0 - 10 years					
				0-5 years		6-10 years		11-15 years	
				150		155		-	
				Proposed Yield: 305				Current Deliverability: Deliverable	

Table B.32

ID: 483		Settlement: Burntwood		Location: Stockhay Lane, land at		Ward: Hammerwich			
Site Area (ha): 1.34	Source: Submission	Proposal: Residential	Size of Proposed Residential (ha): 1.34		Density Rate (dph): 40				
Yield Note: Owner proposes yield of 80, with masterplan to support, considered suitable assumption at this time									
Currently Suitable? Yes				Currently Available? Yes		Currently Achievable? Yes			
<p><b>Suitability Notes:</b> Site is outside current settlement boundary but is adjacent to sustainable settlement of Burntwood and is in proximity to public transport routes, services and facilities.</p> <p>Within Greenbelt. Does not wholly comply with current development plan policies in the Local Plan, however, site falls within broad area for search for assessment of sites which could contribute to sustainable mixed communities.</p> <p>SCC highlight negative impact on local highway network in this area due to other sites. Unlikely to have significant impact as stand along site.</p> <p>Loss of Grade 2 Agricultural Land may need justification. Site falls within the FOM and contributions to these projects may be required. Site is within the Cannock Chase zone of influence therefore mitigation may be required.</p>				Availability Notes: No known constraints				Achievability Notes: Mitigation of highway impact measures may impact on viability, but as stand alone site, works required may be minor.	
				When is site likely to come forward?: 0 - 10 years					
				0-5 years		6-10 years		11-15 years	
				75		5		-	
				Proposed Yield: 80				Current Deliverability: Deliverable	

Table B.33

ID: 494		Settlement: Burntwood		Location: Church Road, land north of		Ward: Highfield	
Site Area (ha): 18.64	Source: Submission	Proposal: Residential	Size of Proposed Residential (ha): 14.6		Density Rate (dph):		
Yield Note: Agent proposes yield of 440 at 30 dph.							
Currently Suitable? Yes				Currently Available? Yes		Currently Achievable? Yes	

ID: 494 Settlement: Burntwood		Location: Church Road, land north of		Ward: Highfield
<p><b>Suitability Notes:</b> Site is outside current settlement boundary but is adjacent to sustainable settlement of Burntwood and is in proximity to public transport routes, services and facilities.</p> <p>Within Greenbelt. Does not wholly comply with current development plan policies in the Local Plan, however, site falls within broad area for search for assessment of sites which could contribute to sustainable mixed communities.</p> <p>Old quarry and well identified on site but not considered to affect development. SCC highlight negative impact on local highway network in this area. Small watercourse runs through site which may have an associated floodplain.</p> <p>Loss of Grade 2/3 Agricultural Land may need justification. Site falls within the FOM and contributions to these projects may be required. Site is within the Cannock Chase zone of influence therefore mitigation may be required.</p>		<p><b>Availability Notes:</b> Site not currently for sale or being marketed but has been promoted by the agent/developer through the Local Plan Allocations document. Additional information has been submitted by the developers seeking to address on site issues through a masterplan</p>		<p><b>Achievability Notes:</b> Agent advises measures to mitigate local highway impact are unlikely to make site unviable, further work may be required to demonstrate.</p>
When is site likely to come forward?: 0 - 5 years				
0-5 years		6-10 years		11-15 years
150		250		-
Proposed Yield: 400				Current Deliverability: Deliverable

Table B.34

ID: 496 (ELAA ID: 85)	Settlement: Burntwood	Location: Cannock Road, land south of		Ward: Chasetown
Site Area (ha): 0.33	Source: Submission	Proposal: Residential	Size of Proposed Residential (ha): 0.33	Density Rate (dph): 50
Yield Note: 50dph@100% due to proximity to town centre				
Currently Suitable? Yes		Currently Available? Yes		Currently Achievable? Yes
<p><b>Suitability Notes:</b> Site is within sustainable settlement of Burntwood and is in proximity to public transport routes, services and facilities.</p> <p>Employment land. Does not wholly comply with current development plan policies in the Local Plan, however, site falls within broad area for search for assessment of sites which could contribute to sustainable mixed communities. Site is proposed to be allocated for residential development within emerging Local Plan Allocations document Site B7.</p> <p>Further investigation of Coal Subsidence area may be required.</p> <p>Site falls within the FOM and contributions to these projects may be required. An SBI is within 1km and the impact on it may need further investigation. Site is within the Cannock Chase zone of influence therefore mitigation may be required.</p>		<p><b>Availability Notes:</b> Site has been promoted by the owner/agent. UCA assesses site as available.</p>		<p><b>Achievability Notes:</b> No known constraints.</p>
When is site likely to come forward?: 0 - 5 years				
		Proposed Yield: 17		Current Deliverability: Deliverable

Table B.35

ID: 653	Settlement: Burntwood	Location: Stockhay Lane, land at		Ward: Hammerwich
Site Area (ha): 1	Source: Submission	Proposal: Residential	Size of Proposed Residential (ha): 1	Density Rate (dph): 30
Yield Note: indicative using 80% at 30 dph				
Currently Suitable? Yes		Currently Available? Yes		Currently Achievable? Yes

ID: 653		Settlement: Burntwood	Location: Stockhay Lane, land at	Ward: Hammerwich
<p><b>Suitability Notes:</b> Site is outside current settlement boundary but is adjacent to sustainable settlement of Burntwood and is in proximity to public transport routes, services and facilities.</p> <p>Within Greenbelt. Does not wholly comply with current development plan policies in the Local Plan, however, site falls within broad area for search for assessment of sites which could contribute to sustainable mixed communities.</p> <p>Site falls within the FOM and contributions to these projects may be required. Site is within the Cannock Chase zone of influence therefore mitigation may be required.</p>		<p><b>Availability Notes:</b> Site not currently for sale or being marketed but has been promoted by the owner/agent. UCA assesses site as available.</p>		<p><b>Achievability Notes:</b> No known constraints.</p>
		<p><b>When is site likely to come forward?:</b> 0 - 5 years</p>		
		<p><b>Proposed Yield:</b> 24</p>	<p><b>Current Deliverability:</b> Deliverable</p>	

Table B.36

ID: 654		Settlement: Burntwood	Location: Copsy Nook Lane, 11 The Neuk	Ward: Hammerwich
<p><b>Site Area (ha):</b> 0.42</p>	<p><b>Source:</b> Submission</p>	<p><b>Proposal:</b> Residential</p>	<p><b>Size of Proposed Residential (ha):</b> 0.42</p>	<p><b>Density Rate (dph):</b> 30</p>
<p><b>Yield Note:</b> indicative using 100% at 30dph - potential to come forward as part of larger scheme</p>				
<p><b>Currently Suitable?</b> Yes</p>		<p><b>Currently Available?</b> Yes</p>		<p><b>Currently Achievable?</b> Yes</p>
<p><b>Suitability Notes:</b> Site is outside current settlement boundary but is adjacent to sustainable settlement of Burntwood and is in proximity to public transport routes, services and facilities.</p> <p>Within Greenbelt. Does not wholly comply with current development plan policies in the Local Plan, however, site falls within broad area for search for assessment of sites which could contribute to sustainable mixed communities.</p> <p>Site falls within the FOM and contributions to these projects may be required. Loss of grade 3 agricultural land may need justification. Site is within the Cannock Chase zone of influence therefore mitigation may be required.</p>		<p><b>Availability Notes:</b> Site not currently for sale or being marketed but has been promoted by the owner/agent.</p>		<p><b>Achievability Notes:</b> No known constraints.</p>
		<p><b>When is site likely to come forward?:</b> 0 - 5 years</p>		
		<p><b>Proposed Yield:</b> 12</p>	<p><b>Current Deliverability:</b> Deliverable</p>	

Table B.37

ID: 655		Settlement: Burntwood	Location: Copsy Nook Lane, The Bungalow	Ward: Hammerwich
<p><b>Site Area (ha):</b> 0.31</p>	<p><b>Source:</b> Submission</p>	<p><b>Proposal:</b> Residential</p>	<p><b>Size of Proposed Residential (ha):</b> 0.31</p>	<p><b>Density Rate (dph):</b> 30</p>
<p><b>Yield Note:</b> indicative using 100% at 30dph - potential to come forward as part of larger scheme</p>				
<p><b>Currently Suitable?</b> Yes</p>		<p><b>Currently Available?</b> Yes</p>		<p><b>Currently Achievable?</b> Yes</p>
<p><b>Suitability Notes:</b> Site is outside current settlement boundary but is adjacent to sustainable settlement of Burntwood and is in proximity to public transport routes, services and facilities.</p> <p>Within Greenbelt. Does not wholly comply with current development plan policies in the Local Plan, however, site falls within broad area for search for assessment of sites which could contribute to sustainable mixed communities.</p>		<p><b>Availability Notes:</b> Site not currently for sale or being marketed but has been promoted by the owner/agent.</p>		<p><b>Achievability Notes:</b> No known constraints.</p>
		<p><b>When is site likely to come forward?:</b> 0 - 5 years</p>		

<b>ID: 655</b>	<b>Settlement: Burntwood</b>	<b>Location: Copsy Nook Lane, The Bungalow</b>	<b>Ward: Hammerwich</b>
Site falls within the FOM and contributions to these projects may be required. Loss of grade 3 agricultural land may need justification. Site is within the Cannock Chase zone of influence therefore mitigation may be required.		<b>Proposed Yield: 9</b>	<b>Current Deliverability: Deliverable</b>

**Table B.38**

<b>ID: 656</b>	<b>Settlement: Burntwood</b>	<b>Location: Copsy Nook Lane, Sunnyside</b>	<b>Ward: Hammerwich</b>
<b>Site Area (ha): 0.07</b>	<b>Source: Submission</b>	<b>Proposal: Residential</b>	<b>Size of Proposed Residential (ha): 0.07</b>
<b>Yield Note:</b> indicative using 100% at 30dph - potential to come forward as part of larger scheme			
<b>Currently Suitable? Yes</b>	<b>Currently Available? Yes</b>	<b>Currently Achievable? Yes</b>	
<p><b>Suitability Notes:</b> Site is outside current settlement boundary but is adjacent to sustainable settlement of Burntwood and is in proximity to public transport routes, services and facilities.</p> <p>Within Greenbelt. Does not wholly comply with current development plan policies in the Local Plan, however, site falls within broad area for search for assessment of sites which could contribute to sustainable mixed communities.</p> <p>Site falls within the FOM and contributions to these projects may be required. Site is within the Cannock Chase zone of influence therefore mitigation may be required.</p>	<b>Availability Notes:</b> Site not currently for sale or being marketed but has been promoted by the owner/agent.	<b>Achievability Notes:</b> No known constraints.	
	<b>When is site likely to come forward?: 0 - 5 years</b>		
	<b>Proposed Yield: 2</b>	<b>Current Deliverability: Deliverable</b>	

**Table B.39**

<b>ID: 657</b>	<b>Settlement: Burntwood</b>	<b>Location: Copsy Nook Lane, 9</b>	<b>Ward: Hammerwich</b>
<b>Site Area (ha): 0.06</b>	<b>Source: Submission</b>	<b>Proposal: Residential</b>	<b>Size of Proposed Residential (ha): 0.06</b>
<b>Yield Note:</b> indicative using 100% at 30 dph - potential to come forward as part of larger scheme			
<b>Currently Suitable? Yes</b>	<b>Currently Available? Yes</b>	<b>Currently Achievable? Yes</b>	
<p><b>Suitability Notes:</b> Site is outside current settlement boundary but is adjacent to sustainable settlement of Burntwood and is in proximity to public transport routes, services and facilities.</p> <p>Within Greenbelt. Does not wholly comply with current development plan policies in the Local Plan, however, site falls within broad area for search for assessment of sites which could contribute to sustainable mixed communities.</p> <p>Site falls within the FOM and contributions to these projects may be required. Site is within the Cannock Chase zone of influence therefore mitigation may be required.</p>	<b>Availability Notes:</b> Site not currently for sale or being marketed but has been promoted by the owner/agent.	<b>Achievability Notes:</b> No known constraints.	
	<b>When is site likely to come forward?: 0 - 5 years</b>		
	<b>Proposed Yield: 2</b>	<b>Current Deliverability: Deliverable</b>	

Table B.40

ID: 658	Settlement: Burntwood	Location: Copsy Nook Lane, 7		Ward: Hammerwich
Site Area (ha): 0.05	Source: Submission	Proposal: Residential	Size of Proposed Residential (ha): 1	Density Rate (dph): 30
<b>Yield Note:</b> indicative using 100% at 30 dph - potential to come forward as part of larger scheme				
<b>Currently Suitable?</b> Yes		<b>Currently Available?</b> Yes		<b>Currently Achievable?</b> Yes
<b>Suitability Notes:</b> Site is outside current settlement boundary but is adjacent to sustainable settlement of Burntwood and is in proximity to public transport routes, services and facilities.  Within Greenbelt. Does not wholly comply with current development plan policies in the Local Plan, however, site falls within broad area for search for assessment of sites which could contribute to sustainable mixed communities.  Site falls within the FOM and contributions to these projects may be required. Site is within the Cannock Chase zone of influence therefore mitigation may be required.		<b>Availability Notes:</b> Site not currently for sale or being marketed but has been promoted by the owner/agent.		<b>Achievability Notes:</b> No known constraints.
<b>When is site likely to come forward?:</b> 0 - 5 years				
		<b>Proposed Yield:</b> 2		<b>Current Deliverability:</b> Deliverable

Table B.41

ID: 659	Settlement: Burntwood	Location: Copsy Nook Lane, 3 Fairview		Ward: Hammerwich
Site Area (ha): 0.66	Source: Submission	Proposal: Residential	Size of Proposed Residential (ha): 0.66	Density Rate (dph): 30
<b>Yield Note:</b> indicative using 80% at 30 dph - potential to come forward as part of larger scheme				
<b>Currently Suitable?</b> Yes		<b>Currently Available?</b> Yes		<b>Currently Achievable?</b> Yes
<b>Suitability Notes:</b> Site is outside current settlement boundary but is adjacent to sustainable settlement of Burntwood and is in proximity to public transport routes, services and facilities.  Within Greenbelt. Does not wholly comply with current development plan policies in the Local Plan, however, site falls within broad area for search for assessment of sites which could contribute to sustainable mixed communities.  Site falls within the FOM and contributions to these projects may be required. Loss of grade 2/3 agricultural land may need justification. Site is within the Cannock Chase zone of influence therefore mitigation may be required.		<b>Availability Notes:</b> Site not currently for sale or being marketed but has been promoted by the owner/agent.		<b>Achievability Notes:</b> No known constraints.
<b>When is site likely to come forward?:</b> 0 - 5 years				
		<b>Proposed Yield:</b> 16		<b>Current Deliverability:</b> Deliverable

Table B.42

ID: 660	Settlement: Burntwood	Location: Copsy Nook Lane, 1		Ward: Hammerwich
Site Area (ha): 0.28	Source: Submission	Proposal: Residential	Size of Proposed Residential (ha): 0.28	Density Rate (dph): 30
<b>Yield Note:</b> indicative using 100% at 30 dph - potential to come forward as part of larger scheme				

<b>ID: 660</b>		<b>Settlement: Burntwood</b>		<b>Location: Coppo Nook Lane, 1</b>		<b>Ward: Hammerwich</b>			
<b>Currently Suitable? Yes</b>				<b>Currently Available? Yes</b>		<b>Currently Achievable? Yes</b>			
<p><b>Suitability Notes:</b> Site is outside current settlement boundary but is adjacent to sustainable settlement of Burntwood and is in proximity to public transport routes, services and facilities.</p> <p>Within Greenbelt. Does not wholly comply with current development plan policies in the Local Plan, however, site falls within broad area for search for assessment of sites which could contribute to sustainable mixed communities.</p> <p>Site falls within the FOM and contributions to these projects may be required. Loss of grade 2/3 agricultural land may need justification. Site is within the Cannock Chase zone of influence therefore mitigation may be required.</p>				<p><b>Availability Notes:</b> Site not currently for sale or being marketed but has been promoted by the owner/agent.</p>		<p><b>Achievability Notes:</b> No known constraints.</p>			
				<b>When is site likely to come forward?: 0 - 5 years</b>					
				<b>Proposed Yield: 8</b>				<b>Current Deliverability: Deliverable</b>	

Table B.43

<b>ID: 841 (ELAA ID: 81)</b>		<b>Settlement: Burntwood</b>		<b>Location: Cannock Road, Olaf Johnson Site</b>		<b>Ward: Chasetown</b>			
<b>Site Area (ha): 2.4</b>		<b>Source: Submission</b>	<b>Proposal: Mixed-use</b>	<b>Size of Proposed Residential (ha): 1.44</b>		<b>Density Rate (dph): 40</b>			
<b>Yield Note:</b> Town centre location, 50dph could be applied however 40dph is felt more appropriate to this location given adjacent land uses and character.									
<b>Currently Suitable? Yes</b>				<b>Currently Available? Yes</b>		<b>Currently Achievable? Yes</b>			
<p><b>Suitability Notes:</b> Site is within the sustainable settlement of Burntwood and in proximity to public transport routes, services and facilities. Site falls within the FOM and Cannock Chase SAC zone of influence contributions to these projects may be required. Site is within the Cannock Chase zone of influence therefore mitigation may be required.</p>				<p><b>Availability Notes:</b> Site not currently for sale or being marketed but has been promoted by the owner/agent. UCA assesses site as not available.</p>		<p><b>Achievability Notes:</b> No known constraints</p>			
				<b>When is site likely to come forward?: 0 - 5 years</b>					
				<b>Proposed Yield: 57</b>				<b>Current Deliverability: Deliverable</b>	

Table B.44

<b>ID: 907</b>		<b>Settlement: Burntwood</b>		<b>Location: Coulter Lane Burntwood</b>		<b>Ward: Highfield</b>	
<b>Site Area (ha): 10.8</b>		<b>Source: Submission</b>	<b>Proposal: Residential</b>	<b>Size of Proposed Residential (ha): 10.8</b>		<b>Density Rate (dph): 30</b>	
<b>Yield Note:</b> Yield taken from proposed allocation							
<b>Currently Suitable? Yes</b>				<b>Currently Available? Yes</b>		<b>Currently Achievable? Yes</b>	
<p><b>Suitability Notes:</b> Site is outside current settlement boundary but is adjacent to sustainable settlement of Burntwood and is in proximity to public transport routes, services and facilities.</p>				<p><b>Availability Notes:</b> Site promoted by the owner/agent/developer.</p>		<p><b>Achievability Notes:</b> Agent advises measures to mitigate local highway impact are unlikely to make site unviable, further work may be required to demonstrate.</p>	

ID: 907	Settlement: Burntwood	Location: Coulter Lane Burntwood	Ward: Highfield	
<p>Within Greenbelt. Does not wholly comply with current development plan policies in the Local Plan, however, site falls within broad area for search for assessment of sites which could contribute to sustainable mixed communities.</p> <p>Old quarry and well identified on site but not considered to affect development. SCC highlight negative impact on local highway network in this area. Small watercourse runs through site which may have an associated floodplain.</p> <p>Loss of Grade 2/3 Agricultural Land may need justification. Site falls within the FOM and contributions to these projects may be required. Site is within the Cannock Chase zone of influence therefore mitigation may be required.</p>		<b>When is site likely to come forward?:</b> 0 - 5 years		
		0-5 years	6-10 years	11-15 years
		80	-	-
		<b>Proposed Yield:</b> 80		<b>Current Deliverability:</b> Deliverable

Table B.45

ID: 12	Settlement: Burntwood	Location: Eastgate Street, The Abattoir	Ward: Chase Terrace
<b>Site Area (ha):</b> 0.57	<b>Source:</b> Submission	<b>Proposal:</b> Residential	<b>Size of Proposed Residential (ha):</b>
<b>Yield Note:</b> Estimated yield is based on discussions which suggested 45 units, a mix of 2/3 bed homes and apartments 50:50 mix.			
<b>Currently Suitable?</b> No		<b>Currently Available?</b> No	<b>Currently Achievable?</b> Yes
<p><b>Suitability Notes:</b> Within the sustainable settlement of Burntwood and in proximity to public transport route, services and facilities.</p> <p>Site may require remediation. Site is within mineral safeguarding area</p> <p>Site falls within the FOM and contributions to these projects may be required. An SBI is within 1km and the impact on it may need further investigation. Site has potential for protected species. Site is within the Cannock Chase zone of influence therefore mitigation may be required.</p>		<p><b>Availability Notes:</b></p> <p>Pre-app discussions held, owner willing to sell. The existing use will need to be relocated first and the site cleared. Remediation may be required before work can commence. UCA assesses site as not available.</p>	<p><b>Achievability Notes:</b></p> <p>Viability work undertaken at the pre app stage show that development is achievable.</p>
		<b>When is site likely to come forward?:</b> 6 - 10 years	
		<b>Proposed Yield:</b> 45	<b>Current Deliverability:</b> Developable

Table B.46

ID: 119	Settlement: Burntwood	Location: Mount Road, land at	Ward: Summerfield
<b>Site Area (ha):</b> 7.56	<b>Source:</b> Submission	<b>Proposal:</b> Residential	<b>Size of Proposed Residential (ha):</b> 7.56 (2.8Ha LPA B4)
<b>Yield Note:</b> 40 dph @60% used to reflect the nature and character of the surrounding area. Site has Planning permission subject to s106 after base date of SHLAA			
<b>Density Rate (dph):</b> 40			

ID: 119		Settlement: Burntwood		Location: Mount Road, land at		Ward: Summerfield	
<b>Currently Suitable?</b> Yes				<b>Currently Available?</b> Yes		<b>Currently Achievable?</b> Yes	
<p><b>Suitability Notes:</b> Site is within sustainable settlement of Burntwood and in proximity to public transport route, services and facilities.</p> <p>Allocated for employment. Does not wholly comply with current development plan policies in the Local Plan. However, site falls within broad area for search for assessment of sites which could contribute to sustainable mixed communities. Part of site is proposed to be allocated for residential development within emerging Local Plan Allocations document.</p> <p>Site falls within the FOM and contributions to these projects may be required. Site has potential for protected sites. Site is within the Cannock Chase zone of influence therefore mitigation may be required.</p>				<p><b>Availability Notes:</b> Site currently used as employment, however some units are empty or for sale. Site needs to be cleared first.</p>		<p><b>Achievability Notes:</b> Site clearance not believed to be a constraint to redevelopment.</p>	
<b>When is site likely to come forward?:</b> 5 - 10 years							
				<b>Proposed Yield:</b> 180 (95 LPA B4))		<b>Current Deliverability:</b> Developable	

Table B.47

ID: 146		Settlement: Burntwood		Location: High Street, 100-126		Ward: Chasetown	
<b>Site Area (ha):</b> 0.46		<b>Source:</b> Urban Capacity Study		<b>Proposal:</b> Residential		<b>Size of Proposed Residential (ha):</b> 0.46	
<b>Yield Note:</b> 30dph@80%							
<b>Currently Suitable?</b> Yes				<b>Currently Available?</b> No		<b>Currently Achievable?</b> Yes	
<p><b>Suitability Notes:</b> Within a sustainable settlement.</p> <p>Site falls within the FOM and contributions to these projects may be required. An SSSI is within 1km and the impact on it may need further investigation. Site is within the Cannock Chase zone of influence therefore mitigation may be required.</p>				<p><b>Availability Notes:</b></p> <p>No indication when site may come forward, in multiple ownerships. UCA assesses site as not available</p>		<p><b>Achievability Notes:</b></p> <p>No known constraints</p>	
<b>When is site likely to come forward?:</b> 11 - 15 years							
				<b>Proposed Yield:</b> 11		<b>Current Deliverability:</b> Developable	

Table B.48

ID: 147		Settlement: Burntwood		Location: Swan Island, Garage Site		Ward: All Saints	
<b>Site Area (ha):</b> 0.16		<b>Source:</b> Urban Capacity Study		<b>Proposal:</b> Residential		<b>Size of Proposed Residential (ha):</b> 0.16	
<b>Yield Note:</b> A high yield used to reflect proximity to local services and facilities and public transport corridor. Site lends itself to apartments over 3 or more floors.							
<b>Currently Suitable?</b> Yes				<b>Currently Available?</b> No.		<b>Currently Achievable?</b> Yes	
<p><b>Suitability Notes:</b> Within a sustainable settlement.</p>				<p><b>Availability Notes:</b></p>		<p><b>Achievability Notes:</b></p> <p>No known constraints</p>	

ID: 147	Settlement: Burntwood	Location: Swan Island, Garage Site	Ward: All Saints
Site falls within the FOM contributions to these projects may be required. Site is within the Cannock Chase zone of influence therefore mitigation may be required.		Site has been re-opened as a garage. UCA assesses site as not available.	
When is site likely to come forward?: 11 - 15 years			
Proposed Yield: 8		Current Deliverability: Developable	

Table B.49

ID: 151	Settlement: Burntwood	Location: Squash Club, Spinney Lane	Ward: Boney Hay
Site Area (ha): 0.57	Source: Urban Capacity Study	Proposal: Residential	Size of Proposed Residential (ha): 0.57
Density Rate (dph): 50			
Yield Note: 50dph @ 80 %			
Currently Suitable? Yes		Currently Available? No. UCA assesses site as not available	Currently Achievable? Yes
Suitability Notes: Within a sustainable settlement.  Site falls within the FOM contributions to these projects may be required. Site has potential for protected species. An SSSI is within 1km and the impact on it may need further investigation. Site is within the Cannock Chase zone of influence therefore mitigation may be required.		Availability Notes:  No known interest	Achievability Notes:  No known constraints
When is site likely to come forward?: 6 - 10 years			
Proposed Yield: 23		Current Deliverability: Developable	

Table B.50

ID: 163	Settlement: Burntwood	Location: Cannock Road, R/o 21	Ward: Summerfield
Site Area (ha): 0.01	Source: Expired	Proposal: Residential	Size of Proposed Residential (ha): 0.01
Density Rate (dph):			
Yield Note: based on previous planning application 13/00889/FUL which has now expired			
Currently Suitable? Yes		Currently Available? No	Currently Achievable? Yes
Suitability Notes: Within the sustainable settlement of Burntwood and in proximity to public transport route, services and facilities. Planning permission previously granted. Site is within the Cannock Chase zone of influence therefore mitigation may be required.		Availability Notes:  Planning permission has lapsed	Achievability Notes: No known constraints
When is site likely to come forward?: 6 - 10 years			
Proposed Yield: 2		Current Deliverability: Developable	

Table B.51

<b>ID: 175</b>		<b>Settlement: Burntwood</b>		<b>Location: Springhill Road, 107</b>		<b>Ward: Summerfield</b>	
<b>Site Area (ha):</b> 0.05	<b>Source:</b> Expired	<b>Proposal:</b> Residential	<b>Size of Proposed Residential (ha):</b> 0.05	<b>Density Rate (dph):</b>			
<b>Yield Note:</b> based on previous planning application which has now expired							
<b>Currently Suitable?</b> Yes			<b>Currently Available?</b> No		<b>Currently Achievable?</b> Yes		
<b>Suitability Notes:</b> Within the sustainable settlement of Burntwood and in proximity to public transport route, services and facilities. Planning permission previously granted. Site is within the Cannock Chase zone of influence therefore mitigation may be required.			<b>Availability Notes:</b> Planning permission has lapsed		<b>Achievability Notes:</b> No known constraints		
			<b>When is site likely to come forward?:</b> 6 - 10 years				
			<b>Proposed Yield:</b> 1		<b>Current Deliverability:</b> Developable		

Table B.52

<b>ID: 221</b>		<b>Settlement: Burntwood</b>		<b>Location: Highfields Road 165A, Chasetown</b>		<b>Ward: Chasetown</b>	
<b>Site Area (ha):</b> 0.02	<b>Source:</b> Expired	<b>Proposal:</b> Residential	<b>Size of Proposed Residential (ha):</b> 0.02	<b>Density Rate (dph):</b>			
<b>Yield Note:</b> based on previous planning application which has now expired							
<b>Currently Suitable?</b> Yes			<b>Currently Available?</b> No		<b>Currently Achievable?</b> Yes		
<b>Suitability Notes:</b> Within the sustainable settlement of Burntwood and in proximity to public transport route, services and facilities. Planning permission previously granted. Site is within the Cannock Chase zone of influence therefore mitigation may be required.			<b>Availability Notes:</b> Planning permission has lapsed		<b>Achievability Notes:</b> No known constraints		
			<b>When is site likely to come forward?:</b> 6 - 10 years				
			<b>Proposed Yield:</b> 1		<b>Current Deliverability:</b> Developable		

Table B.53

<b>ID: 252</b>		<b>Settlement: Burntwood</b>		<b>Location: Queen Street, 4</b>		<b>Ward: Chasetown</b>	
<b>Site Area (ha):</b> 0.04	<b>Source:</b> Expired	<b>Proposal:</b> Residential	<b>Size of Proposed Residential (ha):</b> 0.04	<b>Density Rate (dph):</b>			
<b>Yield Note:</b> based on previous planning application which has now expired							
<b>Currently Suitable?</b> Yes			<b>Currently Available?</b> No		<b>Currently Achievable?</b> Yes		
<b>Suitability Notes:</b> Within the sustainable settlement of Burntwood and in proximity to public transport route, services and facilities. Planning permission previously granted. Site is within the Cannock Chase zone of influence therefore mitigation may be required.			<b>Availability Notes:</b> Planning permission has lapsed		<b>Achievability Notes:</b> No known constraints		

<b>ID: 252</b>	<b>Settlement: Burntwood</b>	<b>Location: Queen Street, 4</b>	<b>Ward: Chasetown</b>
		<b>When is site likely to come forward?:</b> 6 - 10 years	
		<b>Proposed Yield:</b> 1	<b>Current Deliverability:</b> Developable

**Table B.54**

<b>ID: 417</b>	<b>Settlement: Burntwood</b>	<b>Location: Springhill Road, 107</b>	<b>Ward: Summerfield</b>
<b>Site Area (ha):</b> 0.05	<b>Source:</b> Expired	<b>Proposal:</b> Residential	<b>Size of Proposed Residential (ha):</b> -
<b>Yield Note:</b> Yield from expired planning permission.			
<b>Currently Suitable?</b> Yes		<b>Currently Available?</b> Yes	<b>Currently Achievable?</b> Yes
<b>Suitability Notes:</b> Within the sustainable settlement of Burntwood and is in proximity to public transport routes, services and facilities.		<b>Availability Notes:</b> No known constraints	<b>Achievability Notes:</b> No known constraints
SBI has been identified within site, and further work is being undertaken in relation to this.		<b>When is site likely to come forward?:</b> 5 - 10 years	
Site falls within the FOM and contributions to these projects may be required. Site is within the Cannock Chase zone of influence therefore mitigation may be required.		<b>Proposed Yield:</b> 1	<b>Current Deliverability:</b> Developable

**Table B.55**

<b>ID: 429</b>	<b>Settlement: Burntwood</b>	<b>Location: Queen Street, Cottage of Content PH</b>	<b>Ward: Chasetown</b>
<b>Site Area (ha):</b> 0.24	<b>Source:</b> Survey	<b>Proposal:</b> Residential	<b>Size of Proposed Residential (ha):</b> 0.24
<b>Yield Note:</b> 40dph used to reflect surrounding area			
<b>Currently Suitable?</b> Yes		<b>Currently Available?</b> No	<b>Currently Achievable?</b> Yes
<b>Suitability Notes:</b> Within a sustainable settlement. Site is proposed to be allocated for residential development within emerging Local Plan Allocations document Site B8.		<b>Availability Notes:</b> Currently occupied. UCA assesses site as available	<b>Achievability Notes:</b> None identified
Site falls within the FOM and contributions to these projects may be required. An SSSI is within 1km and the impact on it may need further investigation. Site is within the Cannock Chase zone of influence therefore mitigation may be required.		<b>When is site likely to come forward?:</b> 6 - 10 years	
		<b>Proposed Yield:</b> 10	<b>Current Deliverability:</b> Developable

**Table B.56**

<b>ID: 458</b>	<b>Settlement: Burntwood</b>	<b>Location: Queen Street, 32</b>	<b>Ward: Chasetown</b>
<b>Site Area (ha):</b> 0.04	<b>Source:</b> Expired	<b>Proposal:</b> Residential	<b>Size of Proposed Residential (ha):</b> -
<b>Density Rate (dph):</b> -			

ID: 458		Settlement: Burntwood		Location: Queen Street, 32		Ward: Chasetown	
<b>Yield Note:</b> Yield from expired planning permission.							
<b>Currently Suitable?</b> Yes				<b>Currently Available?</b> Yes		<b>Currently Achievable?</b> Yes	
<b>Suitability Notes:</b> Within the sustainable settlement of Burntwood and is in proximity to public transport routes, services and facilities.  SBI has been identified within site, and further work is being undertaken in relation to this.  Site falls within the FOM and contributions to these projects may be required. Site is within the Cannock Chase zone of influence therefore mitigation may be required.				<b>Availability Notes:</b> No known constraints		<b>Achievability Notes:</b> No known constraints	
				<b>When is site likely to come forward?:</b> 6 - 10 years			
				<b>Proposed Yield:</b> 3		<b>Current Deliverability:</b> Developable	

Table B.57

ID: 471		Settlement: Burntwood		Location: Rugeley Road, 123		Ward: Chasetown	
<b>Site Area (ha):</b> 0.09		<b>Source:</b> Expired		<b>Proposal:</b> Residential		<b>Size of Proposed Residential (ha):</b> 0.12	
<b>Yield Note:</b> based on previous planning application which has now expired							
<b>Currently Suitable?</b> Yes				<b>Currently Available?</b> No		<b>Currently Achievable?</b> Yes	
<b>Suitability Notes:</b> Within the sustainable settlement of Burntwood and in proximity to public transport route, services and facilities. Planning permission previously granted. Site falls within the FOM contributions to these projects may be required. Site is within the Cannock Chase zone of influence therefore mitigation may be required.				<b>Availability Notes:</b> Planning permission has lapsed		<b>Achievability Notes:</b> No known constraints	
				<b>When is site likely to come forward?:</b> 6 - 10 years			
				<b>Proposed Yield:</b> 1		<b>Current Deliverability:</b> Developable	

Table B.58

ID: 507		Settlement: Burntwood		Location: Mount Road Industrial Estate (North Part)		Ward: Summerfield	
<b>Site Area (ha):</b> 10.6		<b>Source:</b> Survey		<b>Proposal:</b> Residential		<b>Size of Proposed Residential (ha):</b> 10.6	
<b>Yield Note:</b> 40dph@60% has been used.							
<b>Currently Suitable?</b> Yes				<b>Currently Available?</b> No		<b>Currently Achievable?</b> Yes	
<b>Suitability Notes:</b>  Within the sustainable settlement of Burntwood and is in proximity to public transport routes, services and facilities.  Potential for contaminated land, however due to size of site not likely to have negative impact.				<b>Availability Notes:</b> Site in multiple ownerships, many occupied, but some initial interest.		<b>Achievability Notes:</b> Unknown, dependent on success of businesses on site.	
				<b>When is site likely to come forward?:</b> 11-15 years			

<b>ID: 507</b>	<b>Settlement: Burntwood</b>	<b>Location: Mount Road Industrial Estate (North Part)</b>	<b>Ward: Summerfield</b>
Redevelopment of site would improve environmental conditions for nearby residential, both existing and potential of site 119. Site is within the Cannock Chase zone of influence therefore mitigation may be required.		<b>Proposed Yield: 255</b>	<b>Current Deliverability: Developable</b>

**Table B.59**

<b>ID: 557</b>	<b>Settlement: Burntwood</b>	<b>Location: Oakdene Road, 104</b>	<b>Ward: Chasetown</b>
<b>Site Area (ha):</b> 0.04	<b>Source:</b> Expired	<b>Proposal:</b> Residential	<b>Size of Proposed Residential (ha):</b> -
<b>Yield Note:</b> Yield from expired planning permission.			
<b>Currently Suitable?</b> Yes		<b>Currently Available?</b> Yes	<b>Currently Achievable?</b> Yes
<b>Suitability Notes:</b> Within the sustainable settlement of Burntwood and is in proximity to public transport routes, services and facilities.		<b>Availability Notes:</b> No known constraints	<b>Achievability Notes:</b> No known constraints
Site falls within the FOM and contributions to these projects may be required. Site is within the Cannock Chase zone of influence therefore mitigation may be required.		<b>When is site likely to come forward?:</b> 6 -10 years	
		<b>Proposed Yield:</b> 1	<b>Current Deliverability:</b> Developable

**Table B.60**

<b>ID: 584</b>	<b>Settlement: Burntwood</b>	<b>Location: Queen Street 20B</b>	<b>Ward: Chasetown</b>
<b>Site Area (ha):</b> 0.05	<b>Source:</b> Expired	<b>Proposal:</b> Residential	<b>Size of Proposed Residential (ha):</b> -
<b>Yield Note:</b> Yield from expired planning permission.			
<b>Currently Suitable?</b> Yes		<b>Currently Available?</b> Yes	<b>Currently Achievable?</b> Yes
<b>Suitability Notes:</b> Within the sustainable settlement of Burntwood and is in proximity to public transport routes, services and facilities.		<b>Availability Notes:</b> No known constraints	<b>Achievability Notes:</b> No known constraints
Site falls within the FOM and contributions to these projects may be required. Site is within the Cannock Chase zone of influence therefore mitigation may be required.		<b>When is site likely to come forward?:</b> 6 -10 years	
		<b>Proposed Yield:</b> 1	<b>Current Deliverability:</b> Developable

**Table B.61**

<b>ID: 587</b>	<b>Settlement: Burntwood</b>	<b>Location: Rugeley road, land rear of 109 &amp; 111</b>	<b>Ward: Chase Terrace</b>
<b>Site Area (ha):</b> 0.07	<b>Source:</b> Expired	<b>Proposal:</b> Residential	<b>Size of Proposed Residential (ha):</b> -
<b>Yield Note:</b> Yield from expired planning permission.			
<b>Currently Suitable?</b> Yes		<b>Currently Available?</b> Yes	<b>Currently Achievable?</b> Yes

<b>ID: 587</b>	<b>Settlement:</b> Burntwood	<b>Location:</b> Rugeley road, land rear of 109 & 111	<b>Ward:</b> Chase Terrace
<b>Suitability Notes:</b> Within the sustainable settlement of Burntwood and is in proximity to public transport routes, services and facilities.		<b>Availability Notes:</b> No known constraints	<b>Achievability Notes:</b> No known constraints
Site falls within the FOM and contributions to these projects may be required. Site is within the Cannock Chase zone of influence therefore mitigation may be required.		<b>When is site likely to come forward?:</b> 6 - 10 years	
		<b>Proposed Yield:</b> 1	<b>Current Deliverability:</b> Developable

Table B.62

<b>ID: 626</b>	<b>Settlement:</b> Burntwood	<b>Location:</b> High Street, 87	<b>Ward:</b> Chasetown
<b>Site Area (ha):</b> 0.01	<b>Source:</b> Expired	<b>Proposal:</b> Residential	<b>Size of Proposed Residential (ha):</b> -
<b>Yield Note:</b> Yield from expired planning permission.			
<b>Currently Suitable?</b> Yes		<b>Currently Available?</b> Yes	<b>Currently Achievable?</b> Yes
<b>Suitability Notes:</b> Within the sustainable settlement of Burntwood and is in proximity to public transport routes, services and facilities.		<b>Availability Notes:</b> No known constraints	<b>Achievability Notes:</b> No known constraints
Site falls within the FOM and contributions to these projects may be required. Site is within the Cannock Chase zone of influence therefore mitigation may be required.		<b>When is site likely to come forward?:</b> 6 - 10 years	
		<b>Proposed Yield:</b> 1	<b>Current Deliverability:</b> Developable

Table B.63

<b>ID: 722</b>	<b>Settlement:</b> Burntwood	<b>Location:</b> Springhill Road 38 & 40	<b>Ward:</b> Summerfield
<b>Site Area (ha):</b> 0.06	<b>Source:</b> Expired	<b>Proposal:</b> Residential	<b>Size of Proposed Residential (ha):</b> 0.06
<b>Yield Note:</b> based on previous planning application which has now expired			
<b>Currently Suitable?</b> Yes		<b>Currently Available?</b> No	<b>Currently Achievable?</b> Yes
<b>Suitability Notes:</b> Within the sustainable settlement of Burntwood and in proximity to public transport route, services and facilities. Planning permission previously granted. Site is within the Cannock Chase zone of influence therefore mitigation may be required.		<b>Availability Notes:</b> Planning permission has lapsed	<b>Achievability Notes:</b> No known constraints
		<b>When is site likely to come forward?:</b> 6 - 10 years	
		<b>Proposed Yield:</b> 2	<b>Current Deliverability:</b> Developable

Table B.64

<b>ID: 800</b>	<b>Settlement:</b> Burntwood	<b>Location:</b> Rugeley Road, 3,	<b>Ward:</b> Boney Hay and Central
<b>Site Area (ha):</b> 0.04	<b>Source:</b> Expired	<b>Proposal:</b> Residential	<b>Size of Proposed Residential (ha):</b> 0.04
<b>Yield Note:</b> based on previous planning application which has now expired 12/00567/COU			

<b>ID: 800</b>	<b>Settlement: Burntwood</b>	<b>Location: Rugeley Road, 3,</b>		<b>Ward: Boney Hay and Central</b>
<b>Currently Suitable?</b> Yes		<b>Currently Available?</b> No		<b>Currently Achievable?</b> Yes
<b>Suitability Notes:</b> Within the sustainable settlement of Burntwood and in proximity to public transport route, services and facilities. Planning permission previously granted. Site is within the Cannock Chase zone of influence therefore mitigation may be required.		<b>Availability Notes:</b> Planning permission has lapsed		<b>Achievability Notes:</b> No known constraints
		<b>When is site likely to come forward?:</b> 6 - 10 years		
		<b>Proposed Yield:</b> 1		<b>Current Deliverability:</b> Developable

**Table B.65**

<b>ID: 821</b>	<b>Settlement: Burntwood</b>	<b>Location: High St., r/o 161-167</b>		<b>Ward: Chase Town</b>
<b>Site Area (ha):</b> 0.25	<b>Source:</b> Expired	<b>Proposal:</b> Residential	<b>Size of Proposed Residential (ha):</b> 0.25	<b>Density Rate (dph):</b>
<b>Yield Note:</b> based on previous planning application 12/00594/FUL which has now expired				
<b>Currently Suitable?</b> Yes		<b>Currently Available?</b> No		<b>Currently Achievable?</b> Yes
<b>Suitability Notes:</b> Within the sustainable settlement of Burntwood and in proximity to public transport route, services and facilities. Planning permission previously granted. Site is within mineral safeguarding area. Site is within the Cannock Chase zone of influence therefore mitigation may be required.		<b>Availability Notes:</b> Planning permission has lapsed. UCA assesses site as not available.		<b>Achievability Notes:</b> No known constraints
		<b>When is site likely to come forward?:</b> 6 - 10 years		
		<b>Proposed Yield:</b> 7		<b>Current Deliverability:</b> Developable

**Table B.66**

<b>ID: 857</b>	<b>Settlement: Burntwood</b>	<b>Location: Lawnswood Ave, 1-3</b>		<b>Ward: Chase Terrace</b>
<b>Site Area (ha):</b> 0.02	<b>Source:</b> Expired	<b>Proposal:</b> Residential	<b>Size of Proposed Residential (ha):</b> 0.02	<b>Density Rate (dph):</b>
<b>Yield Note:</b> based on previous planning application 13/00939/COU which has now expired				
<b>Currently Suitable?</b> Yes		<b>Currently Available?</b> No		<b>Currently Achievable?</b> Yes
<b>Suitability Notes:</b> Within the sustainable settlement of Burntwood and in proximity to public transport route, services and facilities. Planning permission previously granted. Site is within the Cannock Chase zone of influence therefore mitigation may be required.		<b>Availability Notes:</b> Planning permission has lapsed		<b>Achievability Notes:</b> No known constraints
		<b>When is site likely to come forward?:</b> 6 - 10 years		
		<b>Proposed Yield:</b> 2		<b>Current Deliverability:</b> Developable

Table B.67

ID: 1123		Settlement: Burntwood		Location: Coulter Lane Burntwood		Ward: Highfield			
<b>Site Area (ha):</b> 7.5	<b>Source:</b> Submission	<b>Proposal:</b> Residential	<b>Size of Proposed Residential (ha):</b> 4.5		<b>Density Rate (dph):</b> 40				
<b>Yield Note:</b> Yield based upon 40dph @60% used to reflect the nature and character of the surrounding area									
<b>Currently Suitable?</b> No				<b>Currently Available?</b> Yes		<b>Currently Achievable?</b> Yes			
<p><b>Suitability Notes:</b> Site is outside current settlement boundary and is in proximity to public transport routes, services and facilities.</p> <p>Within Greenbelt. Does not wholly comply with current development plan policies in the Local Plan, however, site falls within broad area for search for assessment of sites which could contribute to sustainable mixed communities.</p> <p>Old quarry and well identified on site but not considered to affect development. SCC highlight negative impact on local highway network in this area. Small watercourse runs through site which may have an associated floodplain.</p> <p>Loss of Grade 2/3 Agricultural Land may need justification. Site falls within the FOM and contributions to these projects may be required. Site is within the Cannock Chase zone of influence therefore mitigation may be required.</p>				<p><b>Availability Notes:</b> Site promoted by the owner/agent/developer.</p>		<p><b>Achievability Notes:</b> Agent advises measures to mitigate local highway impact are unlikely to make site unviable, further work may be required to demonstrate.</p>			
				<b>When is site likely to come forward?:</b> 0 - 5 years					
				0-5 years		6-10 years		11-15 years	
						180		-	
				<b>Proposed Yield:</b> 180				<b>Current Deliverability:</b> Developable	

Table B.68

ID: 3		Settlement: Burntwood		Location: Bridge Cross Road, rear of Lambourne House		Ward: Chasetown			
<b>Site Area (ha):</b> 0.42	<b>Source:</b> Submission	<b>Proposal:</b> Residential	<b>Size of Proposed Residential (ha):</b> 0.42	<b>Density Rate (dph):</b> 50					
<b>Yield Note:</b> Further work between housing and a RSL indicates higher yield than proposed in draft SHLAA. 50dph @ 80%									
<b>Currently Suitable?</b> Yes				<b>Currently Available?</b> Yes		<b>Currently Achievable?</b> Yes			
<p><b>Suitability Notes:</b> Within a sustainable settlement. Close proximity to public transport nodes, services and facilities.</p> <p>Access would need to be established via by-pass.</p> <p>Site falls within the FOM and contributions to these projects may be required. An SBI is within 1km and the impact on it may need further investigation. Site is within the Cannock Chase zone of influence therefore mitigation may be required.</p>				<p><b>Availability Notes:</b> Site has been redeveloped for an alternative use.</p>		<p><b>Achievability Notes:</b> No known constraints.</p>			
				<b>When is site likely to come forward?:</b> 0 - 5 years					
				<b>Proposed Yield:</b> 17				<b>Current Deliverability:</b> Not Developable	

Table B.69

ID: 5	Settlement: Burntwood	Location: Greenwood House OPH		Ward: All Saints
Site Area (ha): 0.53	Source: Submission	Proposal: Residential	Size of Proposed Residential (ha): 0.53	Density Rate (dph): 40
<b>Yield Note:</b> A medium density rate has been applied to reflect the surrounding area and the close proximity to shops and public transport. 40dph @ 80%				
Currently Suitable? Yes		Currently Available? No		Currently Achievable? Yes
<p><b>Suitability Notes:</b> Within a sustainable settlement. Close proximity to public transport nodes, services and facilities.</p> <p>Site falls within the FOM and contributions to these projects may be required. An SBI is within 1km and the impact on it may need further investigation. Site has potential for protected species. Site is within the Cannock Chase zone of influence therefore mitigation may be required.</p>		<p><b>Availability Notes:</b></p> <p>Site put forward by landowner and is clear and available now. SCC long standing desire to dispose. UCA assesses site as not available</p>		<p><b>Achievability Notes:</b></p> <p>No known constraints.</p>
		When is site likely to come forward?: -		
		Proposed Yield: 17	Current Deliverability: Not Developable	

Table B.70

ID: 42	Settlement: Burntwood	Location: Rake Hill		Ward: Highfield
Site Area (ha): 7.5	Source: Submission	Proposal: Residential	Size of Proposed Residential (ha): 2.22	Density Rate (dph): 40
<b>Yield Note:</b> Residential area calculated on area outside floodzone and minus size of site 93. 40dph@60% has been used.				
Currently Suitable? Yes		Currently Available? Yes		Currently Achievable? No
<p><b>Suitability Notes:</b> Site is outside current settlement boundary but is adjacent to sustainable settlement of Burntwood and in close proximity to services and facilities. Lack of public transport in this location.</p> <p>Within Greenbelt. Does not wholly comply with current development plan policies Local Plan, however, site falls within broad area for search for assessment of sites which could contribute to sustainable mixed communities.</p> <p>Floodzone 2 (part) 3a (part). SFRA may be required. SCC highlight a negative impact on local road network requiring investment in mitigation measures.</p> <p>Loss of Grade3 Agricultural Lane may need justification. Site falls within the FOM and contributions to these projects may be required. Site has potential for protected species. An SSSI and BAS are within 1km and the impact on it may need further investigation. Site is within the Cannock Chase zone of influence therefore mitigation may be required.</p>		<p><b>Availability Notes:</b></p> <p>Site is not currently for sale or being marketed but has been promoted by the owner/agent.</p>		<p><b>Achievability Notes:</b> It is unknown how impact of SFRA, highway mitigation measures and measures to improve sustainability would impact on viability.</p>
		When is site likely to come forward?: -		
		Proposed Yield: 67	Current Deliverability: Not Developable	

Table B.71

<b>ID: 93</b>		<b>Settlement: Burntwood</b>		<b>Location: Meg Lane, land at</b>		<b>Ward: Highfield</b>	
<b>Site Area (ha):</b> 18.53	<b>Source:</b> Submission	<b>Proposal:</b> Residential	<b>Size of Proposed Residential (ha):</b> 18.53	<b>Density Rate (dph):</b> 40			
<b>Yield Note:</b> 40dph@60% has been used. However, agent proposes 500 but no scheme provided to demonstrate.							
<b>Currently Suitable? Yes</b>				<b>Currently Available? Yes</b>		<b>Currently Achievable? No</b>	
<p><b>Suitability Notes:</b> Site is outside current settlement boundary but is adjacent to sustainable settlement of Burntwood and in close proximity to services and facilities. Lack of public transport in this location.</p> <p>Within Greenbelt. Does not wholly comply with current development plan policies in the Local Plan, however, site falls within broad area for search for assessment of sites which could contribute to sustainable mixed communities.</p> <p>Floodzone 2 (part) 3a (part). SFRA may be required. SCC highlight a negative impact on local road network requiring investment in mitigation measures.</p> <p>Loss of Grade3 Agricultural Lane may need justification. Site falls within the FOM and contributions to these projects may be required. Site has potential for protected species. An SSSI and BAS are within 1km and the impact on it may need further investigation. Site is within the Cannock Chase zone of influence therefore mitigation may be required.</p>				<p><b>Availability Notes:</b></p> <p>Site is being promoted by the owner/agent through the LPA.</p>		<p><b>Achievability Notes:</b> It is unknown how impact of SFRA &amp; highway mitigation measures would impact on viability. Additional information has been submitted by the developers indicating no issue.</p>	
<b>When is site likely to come forward?: -</b>							
				<b>Proposed Yield:</b> 445		<b>Current Deliverability:</b> Not Developable	

Table B.72

<b>ID: 99</b>		<b>Settlement: Burntwood</b>		<b>Location: St Josephs Church and Presbytery, Chasetown</b>		<b>Ward: Chasetown</b>	
<b>Site Area (ha):</b> 0.08	<b>Source:</b> Submission	<b>Proposal:</b> Residential	<b>Size of Proposed Residential (ha):</b> 0.08	<b>Density Rate (dph):</b>			
<b>Yield Note:</b> based on agents comments							
<b>Currently Suitable? Yes</b>				<b>Currently Available? No</b>		<b>Currently Achievable? Yes</b>	
<p><b>Suitability Notes:</b> Within the sustainable settlement of Burntwood and in proximity to public transport route, services and facilities. Site is within the Cannock Chase zone of influence therefore mitigation may be required.</p>				<p><b>Availability Notes:</b></p> <p>Planning permission has lapsed for conversion of the church - planning permission granted for alternative use of site. UCA assesses site as not available769</p>		<p><b>Achievability Notes:</b> No known constraints</p>	
<b>When is site likely to come forward?: -</b>							
				<b>Proposed Yield:</b> 8		<b>Current Deliverability:</b> Not Developable	

Table B.73

ID: 260		Settlement: Burntwood	Location: St Josephs Church, Chasetown		Ward: Chasetown
Site Area (ha): 0.05	Source: Expired	Proposal: Residential	Size of Proposed Residential (ha): 0.05	Density Rate (dph):	
Yield Note: based on previous residential planning application which has now expired					
Currently Suitable? Yes			Currently Available? No	Currently Achievable? Yes	
<p><b>Suitability Notes:</b> Within the sustainable settlement of Burntwood and in proximity to public transport route, services and facilities. Planning permission previously granted. Site is within the Cannock Chase zone of influence therefore mitigation may be required.</p>			<p><b>Availability Notes:</b></p> <p>Planning permission has lapsed - planning permission granted for alternative use of site.</p>		<p><b>Achievability Notes:</b> No known constraints</p>
			When is site likely to come forward?: -		
			Proposed Yield: 1	Current Deliverability: Not Developable	

Table B.74

ID: 404		Settlement: Burntwood	Location: Rugeley Road, land to the east of		Ward: Highfield
Site Area (ha): 6.2	Source: Submission	Proposal: Residential	Size of Proposed Residential (ha): 6.2	Density Rate (dph): 40	
Yield Note: 40dph@60% has been used.					
Currently Suitable? Yes			Currently Available? Yes	Currently Achievable? No	
<p><b>Suitability Notes:</b> Site is outside current settlement boundary but is adjacent to sustainable settlement of Burntwood and in close proximity to services and facilities. Lack of public transport in this location.</p> <p>Within Greenbelt. Does not wholly comply with current development plan policies in the Local Plan, however, site falls within broad area for search for assessment of sites which could contribute to sustainable mixed communities.</p> <p>SCC highlight a negative impact on local road network requiring investment in mitigation measures.</p> <p>Loss of Grade3 Agricultural Lane may need justification. Site falls within the FOM and contributions to these projects may be required. Site has potential for protected species. An SSSI and BAS are within 1km and the impact on it may need further investigation. Site is within the Cannock Chase zone of influence therefore mitigation may be required.</p>			<p><b>Availability Notes:</b></p> <p>Site is not currently for sale or being marketed but is being promoted by the agent/ developer through the Local Plan Allocation document.</p>		<p><b>Achievability Notes:</b> It is unknown how impact of SFRA, highway mitigation measures and measures to improve sustainability would impact on viability. Additional information has been submitted by the developers indicating no issue.</p>
			When is site likely to come forward?: -		
			Proposed Yield: 149	Current Deliverability: Not Developable	

Table B.75

ID: 477		Settlement: Burntwood	Location: Bleak House Farm		Ward: Chase Terrace
Site Area (ha): 28.91	Source: Submission	Proposal: Residential	Size of Proposed Residential (ha): 28.91	Density Rate (dph): 40	
Yield Note: 40dph@60% has been used.					

ID: 477		Settlement: Burntwood	Location: Bleak House Farm	Ward: Chase Terrace
<b>Currently Suitable?</b> Yes		<b>Currently Available?</b> Yes		<b>Currently Achievable?</b> No
<p><b>Suitability Notes:</b> Site is outside current settlement boundary but is adjacent to sustainable settlement of Burntwood and in close proximity to services and facilities. Lack of public transport in this location.</p> <p>Within Greenbelt. Does not wholly comply with current development plan policies in the Local Plan, however, site falls within broad area for search for assessment of sites which could contribute to sustainable mixed communities.</p> <p>Further investigation of Coal Subsidence area may be required. Site is within mineral safeguarding area. Electricity line crosses the site.</p> <p>Loss of Grade3 Agricultural Lane may need justification. Site falls within the FOM and contributions to these projects may be required. Site has potential for protected species. An SSSI and BAS are within 1km and the impact on it may need further investigation. Site is within the Cannock Chase zone of influence therefore mitigation may be required.</p>		<p><b>Availability Notes:</b></p> <p>Site is not currently for sale or being marketed but has been promoted by the owner/agent.</p>		<p><b>Achievability Notes:</b></p> <p>Unknown how measures to improve sustainability would impact on viability.</p>
<b>When is site likely to come forward?: -</b>				
		<b>Proposed Yield:</b> 694		<b>Current Deliverability:</b> Not Developable

Table B.76

ID: 491		Settlement: Other rural	Location: Ogley Hay Road, land at	Ward: Chasetown
<b>Site Area (ha):</b> 8.73	<b>Source:</b> Omission site	<b>Proposal:</b> Residential	<b>Size of Proposed Residential (ha):</b> 8.73	<b>Density Rate (dph):</b> 40
<b>Yield Note:</b> 40 dph @ 60%				
<b>Currently Suitable?</b> No		<b>Currently Available?</b> Yes		<b>Currently Achievable?</b> Yes
<p><b>Suitability Notes:</b> Adjacent to Brownhills. Close proximity of public transport route, services and facilities.</p> <p>Within greenbelt. Does not wholly comply with current development plan policies in the Local Plan. Unlikely to be considered acceptable from a strategic policy perspective in light of location. Site is within mineral safeguarding area.</p> <p>Impact on SSSI within 1km may need investigation. Site is within the Cannock Chase zone of influence therefore mitigation may be required.</p>		<p><b>Availability Notes:</b> Site is not currently for sale or being marketed but has been promoted by the owner/agent.</p>		<p><b>Achievability Notes:</b> No known constraints.</p>
<b>When is site likely to come forward?: -</b>				
		<b>Proposed Yield:</b> 210		<b>Current Deliverability:</b> Not Developable

Table B.77

ID: 632		Settlement: Burntwood	Location: St. Matthews Road, land south of	Ward: Highfield
<b>Site Area (ha):</b> 2.99	<b>Source:</b> Submission	<b>Proposal:</b> Residential	<b>Size of Proposed Residential (ha):</b>	<b>Density Rate (dph):</b> 40
<b>Yield Note:</b> 40dph@60% has been used.				
<b>Currently Suitable?</b> No		<b>Currently Available?</b> Yes		<b>Currently Achievable?</b> No

ID: 632	Settlement: Burntwood	Location: St. Matthews Road, land south of	Ward: Highfield
<p><b>Suitability Notes:</b> Site is outside current settlement boundary and is not adjacent to sustainable settlement of Burntwood.</p> <p>Within Greenbelt. Does not wholly comply with current development plan policies in the Local Plan. Unlikely to be considered acceptable from a strategic policy perspective in light of location.</p> <p>Site falls within the FOM and contributions to these projects may be required. Site is within the Cannock Chase zone of influence therefore mitigation may be required.</p>		<p><b>Availability Notes:</b> Site is not currently for sale or being marketed but has been promoted by the owner/agent.</p>	<p><b>Achievability Notes:</b> Unknown how measures to improve sustainability would impact upon viability.</p>
		<p><b>When is site likely to come forward?:</b> -</p>	
		<p><b>Proposed Yield:</b> 72</p>	<p><b>Current Deliverability:</b> Not Developable</p>

Table B.78

ID: 957	Settlement: Burntwood	Location: Ironstone Road, land west	Ward: Chase Terrace
<p><b>Site Area (ha):</b> 8.1</p>	<p><b>Source:</b> Submission</p>	<p><b>Proposal:</b> Residential</p>	<p><b>Size of Proposed Residential (ha):</b> 4.86</p>
<p><b>Yield Note:</b> 30dph@60% has been used - agent suggest higher yield of 200</p>			
<p><b>Currently Suitable?</b> Yes</p>		<p><b>Currently Available?</b> Yes</p>	<p><b>Currently Achievable?</b> No</p>
<p><b>Suitability Notes:</b> Site is outside current settlement boundary but is adjacent to sustainable settlement of Burntwood and in close proximity to services and facilities. Lack of public transport in this location.</p> <p>Within Greenbelt. Does not wholly comply with current development plan policies in the Local Plan, however, site falls within broad area for search for assessment of sites which could contribute to sustainable mixed communities.</p> <p>Further investigation of Coal Subsidence area may be required. Site is within mineral safeguarding area. Electricity line crosses the site.</p> <p>Loss of Grade3 Agricultural Lane may need justification. Site falls within the FOM and contributions to these projects may be required. Site has potential for protected species. An SSSI and BAS are within 1km and the impact on it may need further investigation. Site is within the Cannock Chase zone of influence therefore mitigation may be required.</p>		<p><b>Availability Notes:</b> Site is not currently for sale or being marketed but has been promoted by the owner/agent.</p>	<p><b>Achievability Notes:</b> Unknown how measures to improve sustainability would impact on viability.</p>
		<p><b>When is site likely to come forward?:</b> -</p>	
		<p><b>Proposed Yield:</b> 146 (Agent proposes 200)</p>	<p><b>Current Deliverability:</b> Not Developable</p>

Table B.79

ID: 958	Settlement: Burntwood	Location: Ironstone Road, land west	Ward: Chase Terrace
<p><b>Site Area (ha):</b> 6.7</p>	<p><b>Source:</b> Submission</p>	<p><b>Proposal:</b> Residential</p>	<p><b>Size of Proposed Residential (ha):</b> 4.02</p>
<p><b>Yield Note:</b> 30dph@60% has been used - agent suggest higher yield of 175</p>			
<p><b>Currently Suitable?</b> Yes</p>		<p><b>Currently Available?</b> Yes</p>	<p><b>Currently Achievable?</b> No</p>
<p><b>Suitability Notes:</b> Site is outside current settlement boundary but is adjacent to sustainable settlement of Burntwood and in close proximity to services and facilities. Lack of public transport in this location.</p> <p>Within Greenbelt. Does not wholly comply with current development plan policies in the Local Plan, however, site falls within broad area for search for assessment of sites which could contribute to sustainable mixed communities.</p>		<p><b>Availability Notes:</b> Site is not currently for sale or being marketed but has been promoted by the owner/agent.</p>	<p><b>Achievability Notes:</b> Unknown how measures to improve sustainability would impact on viability.</p>
		<p><b>When is site likely to come forward?:</b> -</p>	

<b>ID: 958</b>	<b>Settlement: Burntwood</b>	<b>Location: Ironstone Road, land west</b>	<b>Ward: Chase Terrace</b>
Further investigation of Coal Subsidence area may be required. Site is within mineral safeguarding area.  Loss of Grade3 Agricultural Lane may need justification. Site falls within the FOM and contributions to these projects may be required. Site has potential for protected species. An SSSI and BAS are within 1km and the impact on it may need further investigation. Site is within the Cannock Chase zone of influence therefore mitigation may be required.		<b>Proposed Yield:</b> 120 (Agent proposes 175)	<b>Current Deliverability:</b> Not Developable

Table B.80

<b>ID: 964</b>	<b>Settlement: Burntwood</b>	<b>Location: Chorley Road, Land northof, Boney Hay</b>	<b>Ward: Boney Hay</b>
<b>Site Area (ha):</b> 2.82	<b>Source:</b> Submission	<b>Proposal:</b> Residential	<b>Size of Proposed Residential (ha):</b> 2.82
<b>Yield Note:</b> 30dph@60% has been used			
<b>Currently Suitable?</b> Yes		<b>Currently Available?</b> Yes	<b>Currently Achievable?</b> No
<b>Suitability Notes:</b> Site is outside current settlement boundary but is adjacent to sustainable settlement of Burntwood and in close proximity to services and facilities. Lack of public transport in this location.  Within Greenbelt. Does not wholly comply with current development plan policies in the Local Plan, however, site falls within broad area for search for assessment of sites which could contribute to sustainable mixed communities.  Further investigation of Coal Subsidence area may be required. Electricity line crosses the site.  Loss of Grade3 Agricultural Lane may need justification. Site falls within the FOM and contributions to these projects may be required. Site has potential for protected species. An SSSI and BAS are within 1km and the impact on it may need further investigation. Site is within the Cannock Chase zone of influence therefore mitigation may be required.		<b>Availability Notes:</b>  Site is not currently for sale or being marketed but has been promoted by the owner/agent.	<b>Achievability Notes:</b>  Unknown how measures to improve sustainability would impact on viability.
<b>When is site likely to come forward?:</b> -			
		<b>Proposed Yield:</b> 51	<b>Current Deliverability:</b> Not Developable

Table B.81

ID	Location	Source	Suitability	Available	Achievable	Deliverability	Yield
509	Cedar Road, Garage Court	Survey	Yes - within the sustainable settlement of Burntwood	No - No known interest, multiple ownerships	No - May require CPO	Not Developable	7
510	Glenmore Avenue, Garage Court 1	Survey	Yes - within the sustainable settlement of Burntwood	No - No known interest, multiple ownerships	No - May require CPO	Not Developable	4
511	Cedar Road, Garage Court 2	Survey	Yes - within the sustainable settlement of Burntwood	No - No known interest, multiple ownerships	No - May require CPO	Not Developable	4

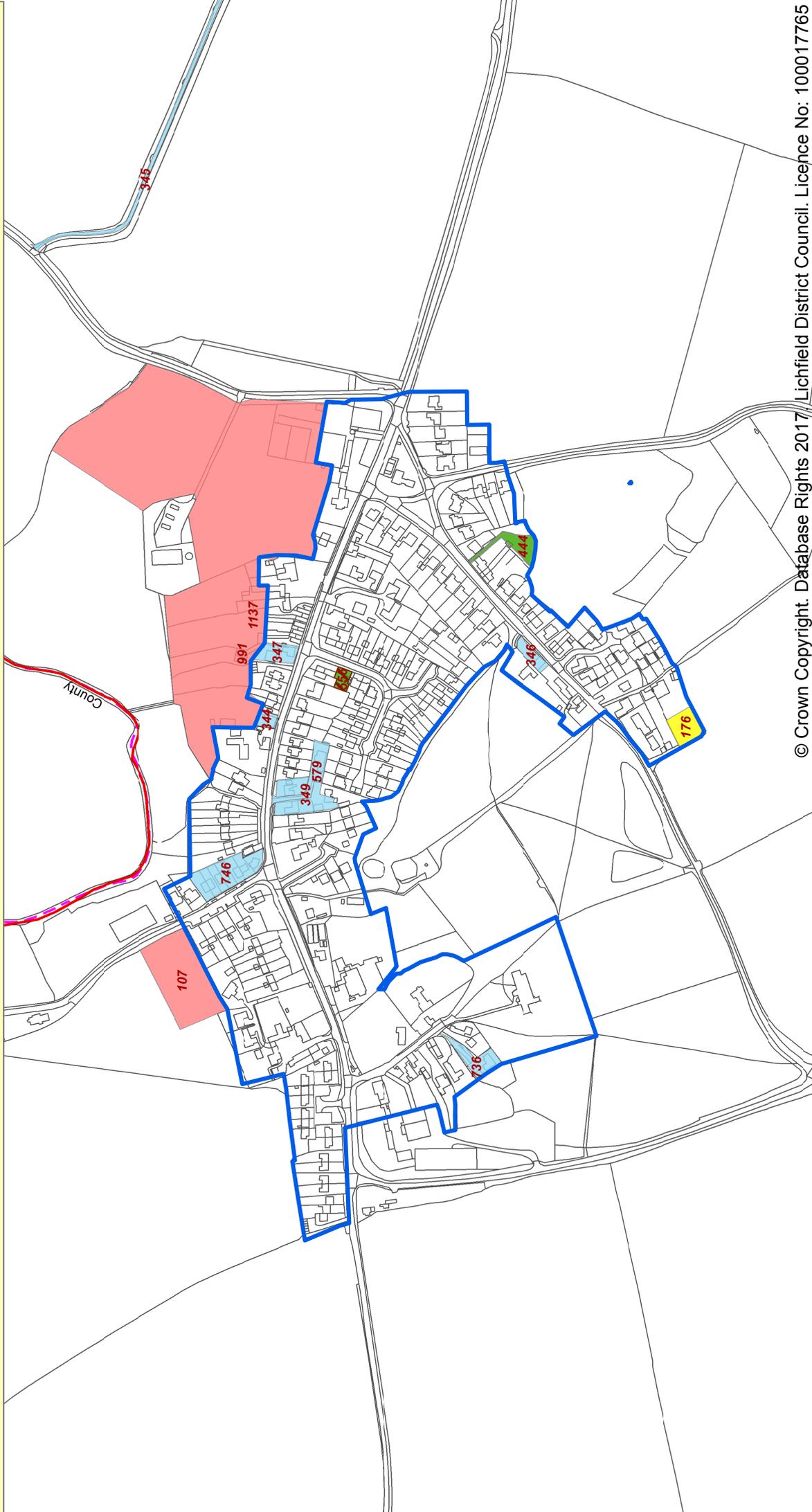
ID	Location	Source	Suitability	Available	Achievable	Deliverability	Yield
512	Glenmore Avenue, Garage Court 2	Survey	Yes - within the sustainable settlement of Burntwood	No - No known interest, multiple ownerships	No - May require CPO	Not Developable	4
513	Woodland Way, Garage Court	Survey	Yes - within the sustainable settlement of Burntwood	No - No known interest, multiple ownerships	No - May require CPO	Not Developable	2
514	Mossbank Avenue, Garage Court	Survey	Yes - within the sustainable settlement of Burntwood	No - No known interest, multiple ownerships	No - May require CPO	Not Developable	2
515	Thistledown Avenue, Garage Court 2	Survey	Yes - within the sustainable settlement of Burntwood	No - No known interest, multiple ownerships	No - May require CPO	Not Developable	2
516	Thistledown Avenue, Garage Court 1	Survey	Yes - within the sustainable settlement of Burntwood	No - No known interest, multiple ownerships	No - May require CPO	Not Developable	3
517	Thistledown Avenue, Garage Court 3	Survey	Yes - within the sustainable settlement of Burntwood	No - No known interest, multiple ownerships	No - May require CPO	Not Developable	2
518	Leafenden Avenue, Garage Court	Survey	Yes - within the sustainable settlement of Burntwood	No - No known interest, multiple ownerships	No - May require CPO	Not Developable	4
519	Keepers Close, Garage Court	Survey	Yes - within the sustainable settlement of Burntwood	No - No known interest, multiple ownerships	No - May require CPO	Not Developable	4
520	Russett Avenue, Garage Court	Survey	Yes - within the sustainable settlement of Burntwood	No - No known interest, multiple ownerships	No - May require CPO	Not Developable	6
521	Chase Road, Garage Court	Survey	Yes - within the sustainable settlement of Burntwood	No - No known interest, multiple ownerships	No - May require CPO	Not Developable	2
522	Sycamore Road, Garage Court	Survey	Yes - within the sustainable settlement of Burntwood	No - No known interest, multiple ownerships	No - May require CPO	Not Developable	2
523	Poplar Avenue, Garage Court	Survey	Yes - within the sustainable settlement of Burntwood	No - No known interest, multiple ownerships	No - May require CPO	Not Developable	4
524	Laburnum Grove, Garage Court 1	Survey	Yes - within the sustainable settlement of Burntwood	No - No known interest, multiple ownerships	No - May require CPO	Not Developable	2

ID	Location	Source	Suitability	Available	Achievable	Deliverability	Yield
525	Laburnum Grove, Garage Court 2	Survey	Yes - within the sustainable settlement of Burntwood	No - No known interest, multiple ownerships	No - May require CPO	Not Developable	2
526	Hill Street, Garage Court 1	Survey	Yes - within the sustainable settlement of Burntwood	No - No known interest, multiple ownerships	No - May require CPO	Not Developable	2
527	Hill Street, Garage Court 2	Survey	Yes - within the sustainable settlement of Burntwood	No - No known interest, multiple ownerships	No - May require CPO	Not Developable	2
528	Hill Street, Garage Court 3	Survey	Yes - within the sustainable settlement of Burntwood	No - No known interest, multiple ownerships	No - May require CPO	Not Developable	2
529	Ash Grove, Garage Court	Survey	Yes - within the sustainable settlement of Burntwood	No - No known interest, multiple ownerships	No - May require CPO	Not Developable	2
530	Cottage Close, Garage Court	Survey	Yes - within the sustainable settlement of Burntwood	No - No known interest, multiple ownerships	No - May require CPO	Not Developable	2
531	Edwards Road, Garage Court	Survey	Yes - within the sustainable settlement of Burntwood	No - No known interest, multiple ownerships	No - May require CPO	Not Developable	2
532	Cottage Lane, Garage Court	Survey	Yes - within the sustainable settlement of Burntwood	No - No known interest, multiple ownerships	No - May require CPO	Not Developable	2
533	Avon Road	Survey	Yes - within the sustainable settlement of Burntwood	No - No known interest, multiple ownerships	No - May require CPO	Not Developable	4
534	Queen Street, Garage Court	Survey	Yes - within the sustainable settlement of Burntwood	No - No known interest, multiple ownerships	No - May require CPO	Not Developable	4
535	Summerfield Road, Garage Court	Survey	Yes - within the sustainable settlement of Burntwood	No - No known interest, multiple ownerships	No - May require CPO	Not Developable	3
536	Newgate Street, Garage Court	Survey	Yes - within the sustainable settlement of Burntwood	No - No known interest, multiple ownerships	No - May require CPO	Not Developable	4
537	Grange Road, Garage Court	Survey	Yes - within the sustainable settlement of Burntwood	No - No known interest, multiple ownerships	No - May require CPO	Not Developable	5

ID	Location	Source	Suitability	Available	Achievable	Deliverability	Yield
538	Foxhills Close, Garage Court	Survey	Yes - within the sustainable settlement of Burntwood	No - No known interest, multiple ownerships	No - May require CPO	Not Developable	2
539	Manor Rise, Garage Court 1	Survey	Yes - within the sustainable settlement of Burntwood	No - No known interest, multiple ownerships	No - May require CPO	Not Developable	4
540	Manor Rise, Garage Court 2	Survey	Yes - within the sustainable settlement of Burntwood	No - No known interest, multiple ownerships	No - May require CPO	Not Developable	3
541	Hospital Road, Garage Court	Survey	Yes - within the sustainable settlement of Burntwood	No - No known interest, multiple ownerships	No - May require CPO	Not Developable	2
789	Queens Drive Industrial Estate	Survey	Yes- within the sustainable settlement od Burntwood	No - No know interest, multiple ownerships	No - May require CPO	Not Developable	48

## **B.4 Clifton Campville**

No decision has been taken to allocate these sites. The inclusion of any site in this assessment does not indicate that it will be allocated or successfully obtain permission for development.



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**Clifton Campville**

**SHLAA Sites 2017-2018**

- Complete
- Developable
- Not Developable
- Deliverable
- Green Belt Site
- District Boundary
- Settlement Boundary
- Site under construction
- Site with planning permission
- Proposed for allocation in emerging LPA

**NOT TO SCALE**



## Clifton Campville

Table B.82

ID	Location	Source	Planning Application No.	Net Yield	Deliverability
347	Main Street, 127-129	Complete	07/01256/OUT	1	Complete
579	Main Street, land adj 94A	Complete	09/00259/FUL	1	Complete
344	Main Street, 117	Complete	02/01029/FUL	1	Complete
346	Hill Top Farm Cottage, land adj	Complete	03/00909/FUL	1	Complete
349	Main Street, 96	Complete	03/00097/FUL	1	Complete
736	Church Farm Cottages, land adj	Complete	04/01271/FUL	1	Complete
556	Main Street, land rear of 114-116	Under Construction	06/00962/OUT	1	Deliverable
746	Lullington Road, 2	Complete	11/01005/COU	7	Complete
444	Chestnut Lane, land rear of 11	Planning Permission Full	11/00856/REM	1	Deliverable
991	Main Street, 131, Field House,	Complete	15/01067/PND	1	Complete

Table B.83

ID: 176		Settlement: Clifton Campville		Location: The Chestnuts, Hillview		Ward: Mease and Tame	
Site Area (ha): 0.08		Source: Expired		Proposal: Residential		Size of Proposed Residential (ha): 0.08	
Yield Note: Yield based on previous planning application which has now expired							
Currently Suitable? No				Currently Available? No		Currently Achievable? Yes	
Suitability Notes: The site is within the settlement boundary and planning permission has previously been granted. Site is within mineral safeguarding area. Site is within the River Mease water catchment therefore mitigation will be required.				Availability Notes:		Achievability Notes:	
				Planning permission has now expired		No known constraints	
				When is site likely to come forward?: 6-10 years			
				Proposed Yield: 2		Current Deliverability: Developable	

Table B.84

ID: 444		Settlement: Clifton Campville		Location: Chestnut Lane, Land rear of 11,		Ward: Mease and Tame	
Site Area (ha): 0.07		Source: Expired		Proposal: Residential		Size of Proposed Residential (ha): 0.07	
Yield Note: Yield based on previous planning application which has now expired							

<b>ID: 444</b>	<b>Settlement: Clifton Campville</b>	<b>Location: Chestnut Lane, Land rear of 11,</b>		<b>Ward: Mease and Tame</b>
<b>Currently Suitable?</b> No		<b>Currently Available?</b> No		<b>Currently Achievable?</b> Yes
<b>Suitability Notes:</b> The site is within the settlement boundary and planning permission has previously been granted. Site is within mineral safeguarding area. Site is within the River Mease water catchment therefore mitigation will be required.		<b>Availability Notes:</b> Planning permission has now expired		<b>Achievability Notes:</b> No known constraints
		<b>When is site likely to come forward?:</b> 6-10 years		
		<b>Proposed Yield:</b> 1		<b>Current Deliverability:</b> Developable

**Table B.85**

<b>ID: 107</b>	<b>Settlement: Clifton Campville</b>	<b>Location: Lullington Road</b>		<b>Ward: Mease and Tame</b>
<b>Site Area (ha):</b> 0.41	<b>Source:</b> Submission	<b>Proposal:</b> Residential	<b>Size of Proposed Residential (ha):</b> 0.41	<b>Density Rate (dph):</b> 30
<b>Yield Note:</b> 30 dph @ 80% used to reflect nature and character of settlement.				
<b>Currently Suitable?</b> No		<b>Currently Available?</b> Yes		<b>Currently Achievable?</b> No
<b>Suitability Notes:</b> The site is outside the current village boundary. The settlement is not considered to be a sustainable settlement in the adopted Local Plan Strategy and it has not been demonstrated how the development of the site would contribute to sustainable communities.  Outside settlement. Does not wholly comply with current development plan policies in the Local Plan. Unlikely to be considered acceptable from a strategic policy perspective in light of location. Site is within mineral safeguarding area.  Within Conservation Area. Impact on SAC may need investigation. Site has potential for protected species. An SSSI is within 1km and the impact on it may need further investigation. Site is within the River Mease water catchment therefore mitigation will be required.		<b>Availability Notes:</b> Site is not currently for sale or being marketed but has been promoted by the owner/agent.		<b>Achievability Notes:</b> Unknown how measures to improve sustainability would impact on viability.
		<b>When is site likely to come forward?:</b> 10 - 15		
		<b>Proposed Yield:</b> 10		<b>Current Deliverability:</b> Not Developable

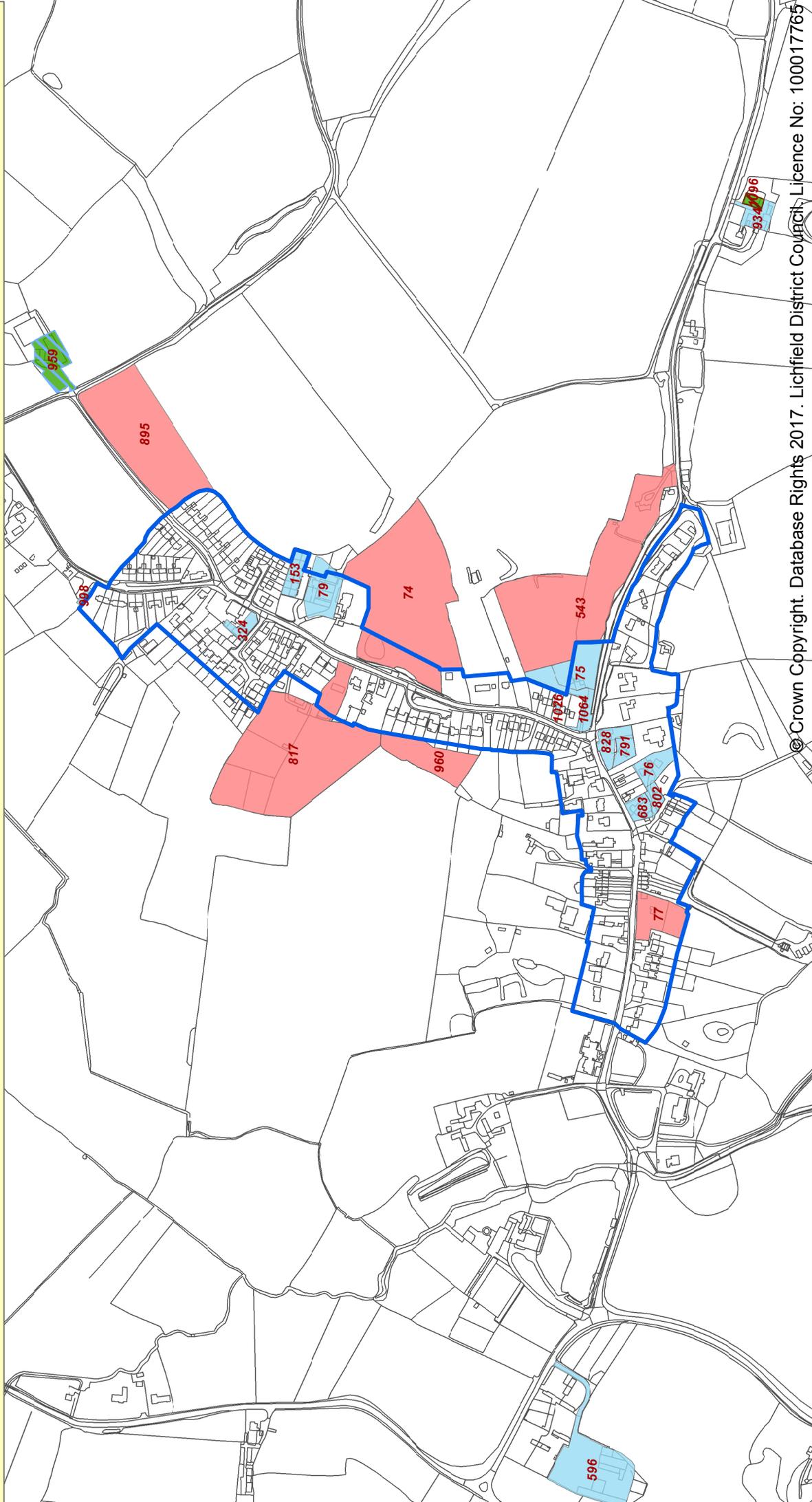
**Table B.86**

<b>ID: 1137</b>	<b>Settlement: Clifton Campville</b>	<b>Location: Main St., Land north of</b>		<b>Ward: Mease and Tame</b>
<b>Site Area (ha):</b> 4.5	<b>Source:</b> Submission	<b>Proposal:</b> Residential	<b>Size of Proposed Residential (ha):</b> 2.7	<b>Density Rate (dph):</b> 30
<b>Yield Note:</b> 30dph to reflect existing character and grain of adjacent settlement				
<b>Currently Suitable?</b> No		<b>Currently Available?</b> Yes		<b>Currently Achievable?</b> No
<b>Suitability Notes:</b> The site is outside the current village boundary. The settlement is not considered to be a sustainable settlement in the adopted Local Plan Strategy and it has not been demonstrated how the development of the site would contribute to sustainable communities.		<b>Availability Notes:</b> Site is not currently for sale or being marketed but has been promoted by the owner/agent.		<b>Achievability Notes:</b> Unknown - measures to improve sustainability may impact on viability.

ID: 1137	Settlement: Clifton Campville	Location: Main St., Land north of	Ward: Mease and Tame
<p>Does not wholly comply with current development plan policies in the Local Plan. Unlikely to be considered acceptable from a strategic policy perspective in light of location. Site is within mineral safeguarding area.</p> <p>Grade 2 agricultural land. An SSSI is within 1km and the impact on it may need further investigation. Site is within the River Mease catchment therefore mitigation will be required.</p>		<p><b>When is site likely to come forward?:</b> 10-15</p>	
		<p><b>Proposed Yield:</b> 81</p>	<p><b>Current Deliverability:</b> Not Developable</p>

## B.5 Colton

No decision has been taken to allocate these sites. The inclusion of any site in this assessment does not indicate that it will be allocated or successfully obtain permission for development.



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**NOT TO SCALE**

**Colton**

**SHLAA Sites 2017-2018**

- Complete
- Developable
- Not Developable
- Deliverable
- Green Belt Site
- District Boundary
- Settlement Boundary
- Site under construction
- Site with planning permission
- Proposed for allocation in emerging LPA

## Colton

Table B.87

ID	Location	Source	Planning Application No.	Net Yield	Deliverability
153	High Street, Littlehay Manor Farm	Complete	07/01159/FUL	5	Complete
324	Ye Olde Dun Cow, Colton	Complete	06/00036/FUL	2	Complete
683	Bellamour Way, Croft House	Complete	10/00861/FUL	1	Complete
79	High Street, Littlehay Manor Farm (barns)	Complete	08/01142/COU	5	Complete
75	High Street,2,	Complete	14/00924/FUL	2	Complete
76	Martlin Lane, land off	Complete	12/00141/FUL	2	Complete
791	Bellamour Way, land rear Lloyds Cottages	Complete	12/00396/FUL	1	Complete
802	Martlin Land, land off (2)	Complete	12/00776/FUL	1	Complete
828	Bellamour Way, Lloyds Cottages (2)	Complete	13/00013/FUL	1	Complete
959	Newlands Lane, Land at	Planning Permission Full	14/01231/PND	1	Deliverable
998	Narrow Lane, Chase View	Complete	15/01220/PND	1	Complete
1026	High Street, 8	Complete	16/00098/ENFCU	1	Complete
1064	High St., 2 Apsley House	Complete	16/00140/FUL	1	Complete

Table B.88

ID: 74	Settlement: Colton	Location: High Street		Ward: Colton and Mavesyn Ridware
Site Area (ha): 2.25	Source: Submission	Proposal: Residential	Size of Proposed Residential (ha): 2.25	Density Rate (dph): 30
<b>Yield Note:</b> 30 dph @ 60% used to reflect existing character and grain of settlement. TPO may affect design and yield.				
<b>Currently Suitable?</b> No		<b>Currently Available?</b> No		<b>Currently Achievable?</b> No
<p><b>Suitability Notes:</b> The site is outside the current village boundary. The settlement is not considered to be a sustainable settlement in the adopted Local Plan Strategy and it has not been demonstrated how the development of the site would contribute to sustainable communities.</p> <p>Does not wholly comply with current development plan policies in the Local Plan. Unlikely to be considered acceptable from a strategic policy perspective in light of location.</p> <p>Suitable access required. Further investigation of Coal Subsidence area may be required.</p>		<p><b>Availability Notes:</b> Owner not looking to develop at present.</p>		<p><b>Achievability Notes:</b> Suitable access required. Not been demonstrated that development can occur without negative impact on nature conservation.</p>
<b>When is site likely to come forward?:</b> -				
			<b>Proposed Yield:</b> 40	<b>Current Deliverability:</b> Not Developable

<b>ID: 74</b>	<b>Settlement: Colton</b>	<b>Location: High Street</b>	<b>Ward: Colton and Mavesyn Ridware</b>
<p>Loss of Grade 2/3 Agricultural Land may need justification. A BAS is within 1km and the impact on it may need further investigation. Site has potential for protected species. Site is within the Cannock Chase zone of influence therefore mitigation may be required.</p>			

**Table B.89**

<b>ID: 77</b>	<b>Settlement: Colton</b>	<b>Location: The Paddock, Bellamour Way</b>	<b>Ward: Colton and Mavesyn Ridware</b>
<b>Site Area (ha): 0.29</b>	<b>Source: Survey</b>	<b>Proposal: Residential</b>	<b>Size of Proposed Residential (ha): 0.10</b>
<b>Yield Note:</b> Yield based on rear field only as front is garden and likely to impact on Listed Building			
<b>Currently Suitable? No</b>		<b>Currently Available? No</b>	<b>Currently Achievable? No</b>
<b>Suitability Notes:</b> The settlement is not considered to be a sustainable settlement in the adopted Local Plan Strategy and it has not been demonstrated how the development of the site would contribute to sustainable communities. Coal Subsidence area may need investigation. Site is within mineral safeguarding area. Suitable access to the site is required. Conservation Area - may impact on design. Loss of Grade 2/3 Agricultural Land may need justification. Site has potential for protected species. Site is within the Cannock Chase zone of influence therefore mitigation may be required.		<b>Availability Notes:</b> No indication that site is available.	<b>Achievability Notes:</b> Suitable access will be required.
<b>When is site likely to come forward?: -</b>			
		<b>Proposed Yield: 3</b>	<b>Current Deliverability: Not Developable</b>

**Table B.90**

<b>ID: 543</b>	<b>Settlement: Colton</b>	<b>Location: High Street, land rear Aspley House</b>	<b>Ward: Colton and Mavesyn Ridware</b>
<b>Site Area (ha): 1.74</b>	<b>Source: Submission</b>	<b>Proposal: Residential</b>	<b>Size of Proposed Residential (ha): 1.74</b>
<b>Yield Note:</b> 30 dph @ 80% used to reflect existing character and grain of settlement.			
<b>Currently Suitable? No</b>		<b>Currently Available? Yes</b>	<b>Currently Achievable? No</b>
<b>Suitability Notes:</b> The site is outside the current village boundary. The settlement is not considered to be a sustainable settlement in the adopted Local Plan Strategy and it has not been demonstrated how the development of the site would contribute to sustainable communities.  Does not wholly comply with current development plan policies in the Local Plan. Unlikely to be considered acceptable from a strategic policy perspective in light of location.  Further investigation of Coal Subsidence area may be required. Loss of Grade 2/3 Agricultural Land may need justification. A BAS is within 1km and the impact on it may need further investigation. Site has potential for protected species. Site is within the Cannock Chase zone of influence therefore mitigation may be required.		<b>Availability Notes:</b> Site is not currently for sale or being marketed but has been promoted by the owner/agent.	<b>Achievability Notes:</b> Unknown how measures to improve sustainability would impact on viability.
<b>When is site likely to come forward?: -</b>			
		<b>Proposed Yield: 42</b>	<b>Current Deliverability: Not Developable</b>

Table B.91

<b>ID: 817</b>	<b>Settlement: Colton</b>	<b>Location: High Street, land rear of 61</b>		<b>Ward: Colton and Mavesyn Ridware</b>
<b>Site Area (ha): 2.25</b>	<b>Source: Submission</b>	<b>Proposal: Residential</b>	<b>Size of Proposed Residential (ha): 2.3</b>	<b>Density Rate (dph): 30</b>
<b>Yield Note:</b> 30 dph @ 60% used to reflect existing character and grain of settlement.				
<b>Currently Suitable? No</b>		<b>Currently Available? Yes</b>	<b>Currently Achievable? No</b>	
<p><b>Suitability Notes:</b> The site is outside the current village boundary. The settlement is not considered to be a sustainable settlement in the adopted Local Plan Strategy and it has not been demonstrated how the development of the site would contribute to sustainable communities.</p> <p>Does not wholly comply with current development plan policies in the Local Plan. Unlikely to be considered acceptable from a strategic policy perspective in light of location.</p> <p>Suitable access required. Further investigation of Coal Subsidence area may be required. Site is within mineral safeguarding area.</p> <p>Loss of Grade 2/3 Agricultural Land may need justification. A BAS is within 1km and the impact on it may need further investigation. Site has potential for protected species. Site is within the Cannock Chase zone of influence therefore mitigation may be required.</p>		<b>Availability Notes:</b>	<b>Achievability Notes:</b> Suitable access required. Not been demonstrated that development can occur without negative impact on nature conservation.	
		<b>When is site likely to come forward?: -</b>		
		<b>Proposed Yield: 33</b>	<b>Current Deliverability: Not Developable</b>	

Table B.92

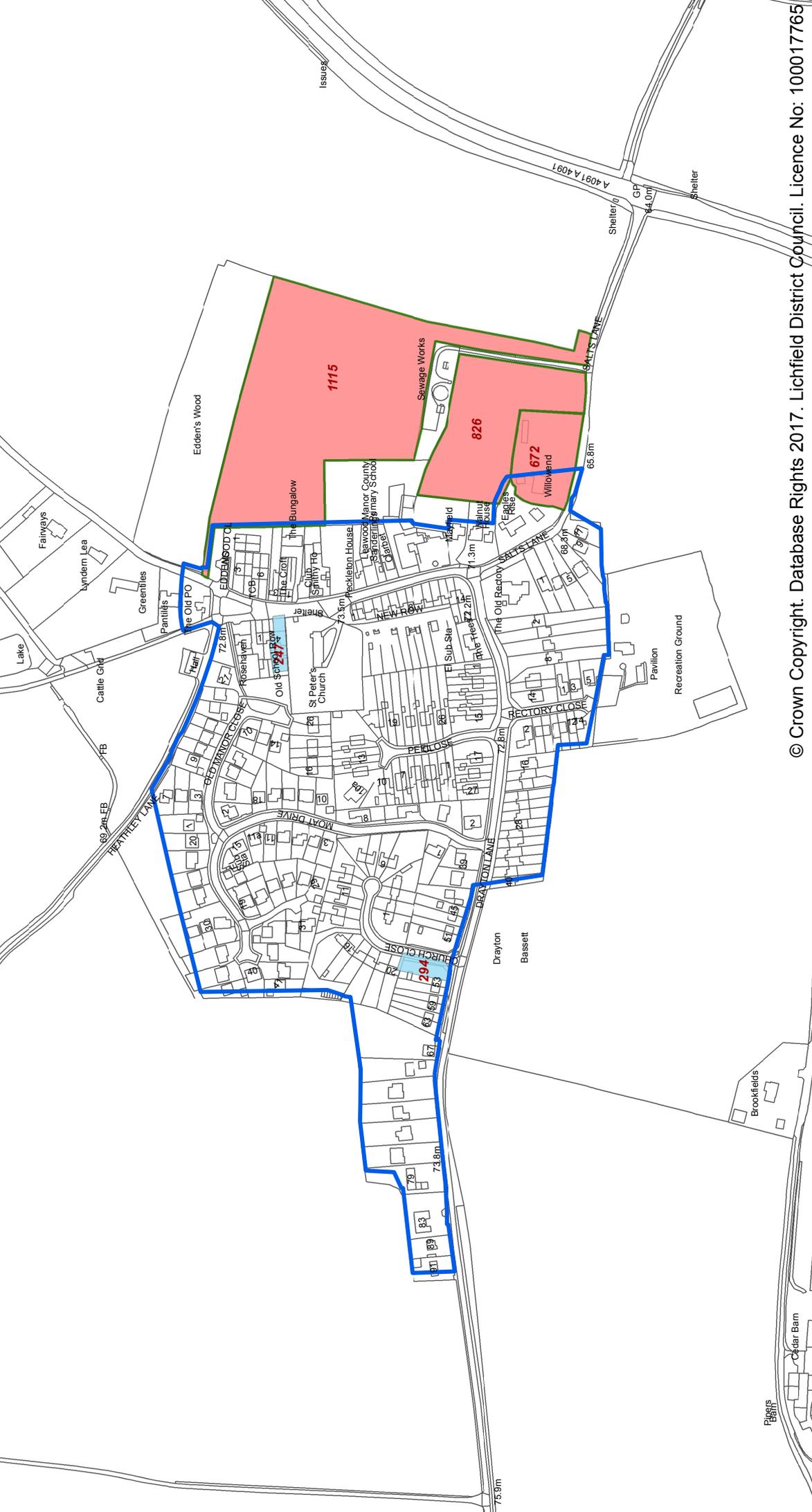
<b>ID: 895</b>	<b>Settlement: Colton</b>	<b>Location: High Street, land off</b>		<b>Ward: Colton and Mavesyn Ridware</b>
<b>Site Area (ha): 1.4</b>	<b>Source: Submission</b>	<b>Proposal: Residential</b>	<b>Size of Proposed Residential (ha): 1.1</b>	<b>Density Rate (dph): 30</b>
<b>Yield Note:</b> fFrom agent				
<b>Currently Suitable? No</b>		<b>Currently Available? Yes</b>	<b>Currently Achievable? No</b>	
<p><b>Suitability Notes:</b> The site is outside the current village boundary. The settlement is not considered to be a sustainable settlement in the adopted Local Plan Strategy and it has not been demonstrated how the development of the site would contribute to sustainable communities.</p> <p>Does not wholly comply with current development plan policies in the Local Plan. Unlikely to be considered acceptable from a strategic policy perspective in light of location.</p> <p>Suitable access required. Further investigation of Coal Subsidence area may be required. Site is within mineral safeguarding area.</p> <p>Loss of Grade 2/3 Agricultural Land may need justification. A BAS is within 1km and the impact on it may need further investigation. Site has potential for protected species. Site is within the Cannock Chase zone of influence therefore mitigation may be required.</p>		<b>Availability Notes:</b> Site is being promoted by the owner/agent through Local Plan Allocations document	<b>Achievability Notes:</b> Suitable access required. Not been demonstrated that development can occur without negative impact on nature conservation.	
		<b>When is site likely to come forward?: -</b>		
		<b>Proposed Yield: 25</b>	<b>Current Deliverability: Not Developable</b>	

Table B.93

<b>ID: 960</b>		<b>Settlement: Colton</b>	<b>Location: High Street, Rear of 31,</b>		<b>Ward: Colton and Mavesyn Ridware</b>
<b>Site Area (ha): 0.4</b>	<b>Source:</b> Submission	<b>Proposal:</b> Residential	<b>Size of Proposed Residential (ha): 0.4</b>		<b>Density Rate (dph): 30</b>
<b>Yield Note:</b> 30 dph @ 60% used to reflect existing character and grain of settlement.					
<b>Currently Suitable? No</b>			<b>Currently Available? Yes</b>		<b>Currently Achievable? Yes</b>
<b>Suitability Notes:</b> The site is outside the current village boundary. The settlement is not considered to be a sustainable settlement in the adopted Local Plan Strategy and it has not been demonstrated how the development of the site would contribute to sustainable communities.			<b>Availability Notes:</b> Owners have indicated willingness for bungalows or an exception site for affordable housing		<b>Achievability Notes:</b> Not been demonstrated that development can occur without negative impact on nature conservation.
Does not wholly comply with current development plan policies in the Local Plan. Unlikely to be considered acceptable from a strategic policy perspective in light of location. Further investigation of Coal Subsidence area may be required. Site is within mineral safeguarding area.  Suitable access required. Loss of Grade 3 Agricultural Land may need justification. A BAS is within 1km and the impact on it may need further investigation. Site has potential for protected species. Site is within the Cannock Chase zone of influence therefore mitigation may be required.			<b>When is site likely to come forward?: -</b>		
			<b>Proposed Yield: 5</b>		<b>Current Deliverability: Not Developable</b>

## B.6 Drayton Bassett

No decision has been taken to allocate these sites. The inclusion of any site in this assessment does not indicate that it will be allocated or successfully obtain permission for development.



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**Drayton Bassett**

- SHLAA Sites 2017-2018**
- Complete
  - Developable
  - Not Developable
  - Deliverable
  - Green Belt Site
  - District Boundary
  - Settlement Boundary
  - Site under construction
  - Site with planning permission
  - Proposed for allocation in emerging LPA

**NOT TO SCALE**



## Drayton Bassett

Table B.94

ID	Location	Source	Planning Application No.	Net Yield	Deliverability
247	Post Office, Drayton Bassett	Complete	06/00255/COU	1	Complete
294	Drayton Lane, 53	Complete	05/00243/FUL	1	Complete

Table B.95

ID: 672	Settlement: Drayton Bassett	Location: Salts Lane, Willow End	Ward: Bourne Vale
<b>Site Area (ha):</b> 0.43	<b>Source:</b> Submission	<b>Proposal:</b> Residential	<b>Size of Proposed Residential (ha):</b> 0.43
<b>Yield Note:</b> Yield from expired planning permission			
<b>Currently Suitable?</b> No		<b>Currently Available?</b> Yes	<b>Currently Achievable?</b> No
<p><b>Suitability Notes:</b> The site is partly outside the current village boundary. The settlement is not considered to be a sustainable settlement in the adopted Local Plan Strategy and it has not been demonstrated how the development of the site would contribute to sustainable communities.</p> <p>Within Green Belt. (part of site is within settlement boundary). Does not wholly comply with current development plan policies in the Local Plan. Unlikely to be considered acceptable from a strategic policy perspective in light of location. Site is within mineral safeguarding area.</p> <p>Loss of agricultural land may need justification.</p>		<p><b>Availability Notes:</b></p> <p>Site has previously had planning consent however this has expired.</p>	<p><b>Achievability Notes:</b></p> <p>Unknown how measures to improve sustainability would impact on viability.</p>
<b>When is site likely to come forward?:</b> -			
		<b>Proposed Yield:</b> 1	<b>Current Deliverability:</b> Not Developable

Table B.96

ID: 826	Settlement: Drayton Bassett	Location: Salts Lane, land off	Ward: Bourne Vale
<b>Site Area (ha):</b> 0.87	<b>Source:</b> Submission	<b>Proposal:</b> Residential	<b>Size of Proposed Residential (ha):</b> 0.87
<b>Yield Note:</b> 30dph @ 60%			
<b>Currently Suitable?</b> No		<b>Currently Available?</b> Yes	<b>Currently Achievable?</b> No
<p><b>Suitability Notes:</b> The site is outside the current village boundary. The settlement is not considered to be a sustainable settlement in the RSSS and it has not been demonstrated how the development of this site would contribute to mixed communities.</p> <p>Within Green Belt. Does not wholly comply with current development plan policies in the Local Plan. Unlikely to be considered acceptable from a strategic policy perspective in light of location. Site is within mineral safeguarding area.</p> <p>Loss of agricultural land may need justification.</p>		<p><b>Availability Notes:</b></p> <p>Development could occur when present agricultural tenancy agreement comes to an end. No information to determine when this may be.</p>	<p><b>Achievability Notes:</b></p> <p>Unknown how measures to improve sustainability would impact on viability.</p>
<b>When is site likely to come forward?:</b> -			
		<b>Proposed Yield:</b> 20	<b>Current Deliverability:</b> Not Developable

Table B.97

ID: 1115		Settlement: Drayton Bassett		Location: Salts Lane, Drayton Lane land to north of		Ward: Bourne Vale	
Site Area (ha): 2.5	Source: Submission	Proposal: Residential	Size of Proposed Residential (ha): 2.5	Density Rate (dph): 30			
<b>Yield Note:</b> Yield proposed by agent							
<b>Currently Suitable?</b> No			<b>Currently Available?</b> Yes		<b>Currently Achievable?</b> No		
<b>Suitability Notes:</b> The site is outside the current village boundary. The settlement is not considered to be a sustainable settlement in the RSSS and it has not been demonstrated how the development of this site would contribute to mixed communities.			<b>Availability Notes:</b> Site is being promoted by land owner		<b>Achievability Notes:</b> Unknown how measures to improve sustainability would impact on viability.		
Within Green Belt. Does not wholly comply with current development plan policies in the Local Plan. Unlikely to be considered acceptable from a strategic policy perspective in light of location. Site is within mineral safeguarding area.			<b>When is site likely to come forward?:</b> -				
Loss of agricultural land may need justification.			<b>Proposed Yield:</b> 60		<b>Current Deliverability:</b> Not Developable		

## B.7 East of Rugeley



## East of Rugeley

Table B.98

ID	Location	Source	Planning Application No.	Net Yield	Deliverability
157	Rugeley Local Centre	Complete	14/01018/FULM	54	Complete
586	Rugeley ERZ (phase 2a) Barratt Homes	Complete	08/00387/REMM	79	Complete
585	Rugeley ERZ (Phase 1) Persimmon Homes	Complete	09/00991/REMM	81	Complete
697	Rugeley ERZ (Phase 2B) Barratt Homes	Complete	10/00420/REMM	72	Complete
745	Rugeley ERZ (Phase 3) Persimmon Homes	Complete	10/01200/REMM	117	Complete
848	Rugeley ERZ (Phases 4 & 5)	Complete	10/01201/REMM	219	Complete

Table B.99

ID: 27	Settlement: East of Rugeley	Location: Rugeley Road, South of (Part of CC District)	Ward: Armitage with Handscare
<b>Site Area (ha):</b> 0.49	<b>Source:</b> Submission	<b>Proposal:</b> Residential	<b>Size of Proposed Residential (ha):</b> - 0.49
<b>Yield Note:</b> 0.49ha is the size of area within LDC. 40dph@80% has been used to reflect Cannock Chase District Council SHLAA, whole site is 1.22 Ha			
<b>Currently Suitable?</b> Yes		<b>Currently Available?</b> No	
<b>Currently Achievable?</b> Yes			
<p><b>Suitability Notes:</b> The site is adjacent to Rugeley, close to public transport route. It has not been demonstrated how the development of this site would assist in delivering sustainable mixed communities.</p> <p>Within Greenbelt. Does not wholly comply with current development plan policies in the Local Plan. However, site falls within broad area for search for assessment of sites which could contribute to sustainable mixed communities.</p> <p>Further investigation of Coal Subsidence area may be required. Site is within mineral safeguarding area. Access to site has been investigated by agent and several options proposed. Favoured option requires land purchase.</p> <p>An SBI is within 1km and the impact on it may need further investigation. Site has potential for protected species. Site is within the Cannock Chase zone of influence therefore mitigation may be required.</p>		<p><b>Availability Notes:</b></p> <p>Site is not currently for sale or being marketed but has been promoted by the owner/agent. Pre-application submissions have been made with a view to bringing the site forward within the next 5 years.</p>	
		<b>When is site likely to come forward?:</b> 11-15 years	
		<b>Proposed Yield:</b> 15 (Based on proportion of site within Lichfield District, Site would provide 30 dwellings in total)	<b>Current Deliverability:</b> Developable

Table B.100

ID: 406 (ELAA ID: 109)		Settlement: East of Rugeley		Location: Borrow Pit, Power Station		Ward: Armitage with Handscare	
<b>Site Area (ha):</b> 14.69		<b>Source:</b> Submission		<b>Proposal:</b> Residential		<b>Size of Proposed Residential (ha):</b> 14.69	
<b>Density Rate (dph):</b>							
<b>Yield Note:</b> However agent has suggested that the site could accommodate a higher yield of 450 dwellings							
<b>Currently Suitable?</b> Yes				<b>Currently Available?</b> No		<b>Currently Achievable?</b> Yes	
<p><b>Suitability Notes:</b> The site is adjacent to the site with planning permission, and adjacent to Rugeley and public transport routes. A local centre has permission on the adjacent site and if built would improve sustainability of this site. Site is part of the East of Rugeley Strategic Development Allocation identified within the Local Plan Strategy.</p> <p>Further investigation of Coal Subsidence area may be required. Site is within mineral safeguarding area. Site has permission to be filled in with ash, agent confirms ready for redevelopment in 2017.</p> <p>Loss of Grade 3 Agricultural Land may need justification. An SBI and BAS are within 1km and the impact on it may need further investigation. Site has potential for protected species. Site is within the Cannock Chase zone of influence therefore mitigation may be required.</p>				<p><b>Availability Notes:</b></p> <p>Site has benefit of planning permission for infill with ash from the power station. Once complete will allow for redevelopment in approx 2017.</p>		<p><b>Achievability Notes:</b></p> <p>Infill of pit from Power Station is not cost to development and assumed site is achievable.</p>	
				<b>When is site likely to come forward?:</b> 11-15 years			

Table B.101

ID: 832		Settlement: East of Rugeley		Location: Armitage Road, land off Hawkesyard (1)		Ward: Armitage with Handscare	
<b>Site Area (ha):</b> 1.37		<b>Source:</b> Submission		<b>Proposal:</b> Residential		<b>Size of Proposed Residential (ha):</b> -	
<b>Density Rate (dph):</b> 30							
<b>Yield Note:</b> Yield based on information submitted by agent.							
<b>Currently Suitable?</b> Yes				<b>Currently Available?</b> No		<b>Currently Achievable?</b> Yes	
<p><b>Suitability Notes:</b> It has not been demonstrated how the development of this site would assist in delivering sustainable mixed communities.</p> <p>Within Greenbelt. Site is adjacent to listed Hawkesyard estate. Does not wholly comply with current development plan policies in the Structure Plan and Local Plan.</p> <p>Further investigation of Coal Subsidence area may be required. Site is within mineral safeguarding area. Agent states access is required off Rugeley Road.</p> <p>An SBI is within 1km and the impact on it may need further investigation. Site has potential for protected species. Site is within the Cannock Chase zone of influence therefore mitigation may be required.</p>				<p><b>Availability Notes:</b></p> <p>Site is not currently for sale or being marketed but has been promoted by the owner/agent.</p>		<p><b>Achievability Notes:</b></p> <p>Suitable access required.</p>	
				<b>When is site likely to come forward?:</b> 06-10 years			

Table B.102

<b>ID: 833</b>	<b>Settlement: East of Rugeley</b>	<b>Location: Armitage Road, land off Hawkesyard (2)</b>	<b>Ward: Armitage with Handscare</b>	
<b>Site Area (ha): 3.7</b>	<b>Source: Submission</b>	<b>Proposal: Residential</b>	<b>Size of Proposed Residential (ha): -</b>	<b>Density Rate (dph): 30</b>
<b>Yield Note:</b> Yield based on information submitted by agent				
<b>Currently Suitable? Yes</b>		<b>Currently Available? No</b>		<b>Currently Achievable? Yes</b>
<b>Suitability Notes:</b> It has not been demonstrated how the development of this site would assist in delivering sustainable mixed communities.  Within Greenbelt. Sites is adjacent to listed Hawkesyard estate. Does not wholly comply with current development plan policies in the Structure Plan and Local Plan.  Further investigation of Coal Subsidence area may be required. Site is within mineral safeguarding area. Agent states access is required off Rugeley Road.  An SBI is within 1km and the impact on it may need further investigation. Site has potential for protected species. Site is within the Cannock Chase zone of influence therefore mitigation may be required.		<b>Availability Notes:</b>  Site is not currently for sale or being marketed but has been promoted by the owner/agent.		<b>Achievability Notes:</b> Suitable access required.
		<b>When is site likely to come forward?: 6-10 years</b>		
		<b>Proposed Yield: 110</b>	<b>Current Deliverability:</b> Developable	

Table B.103

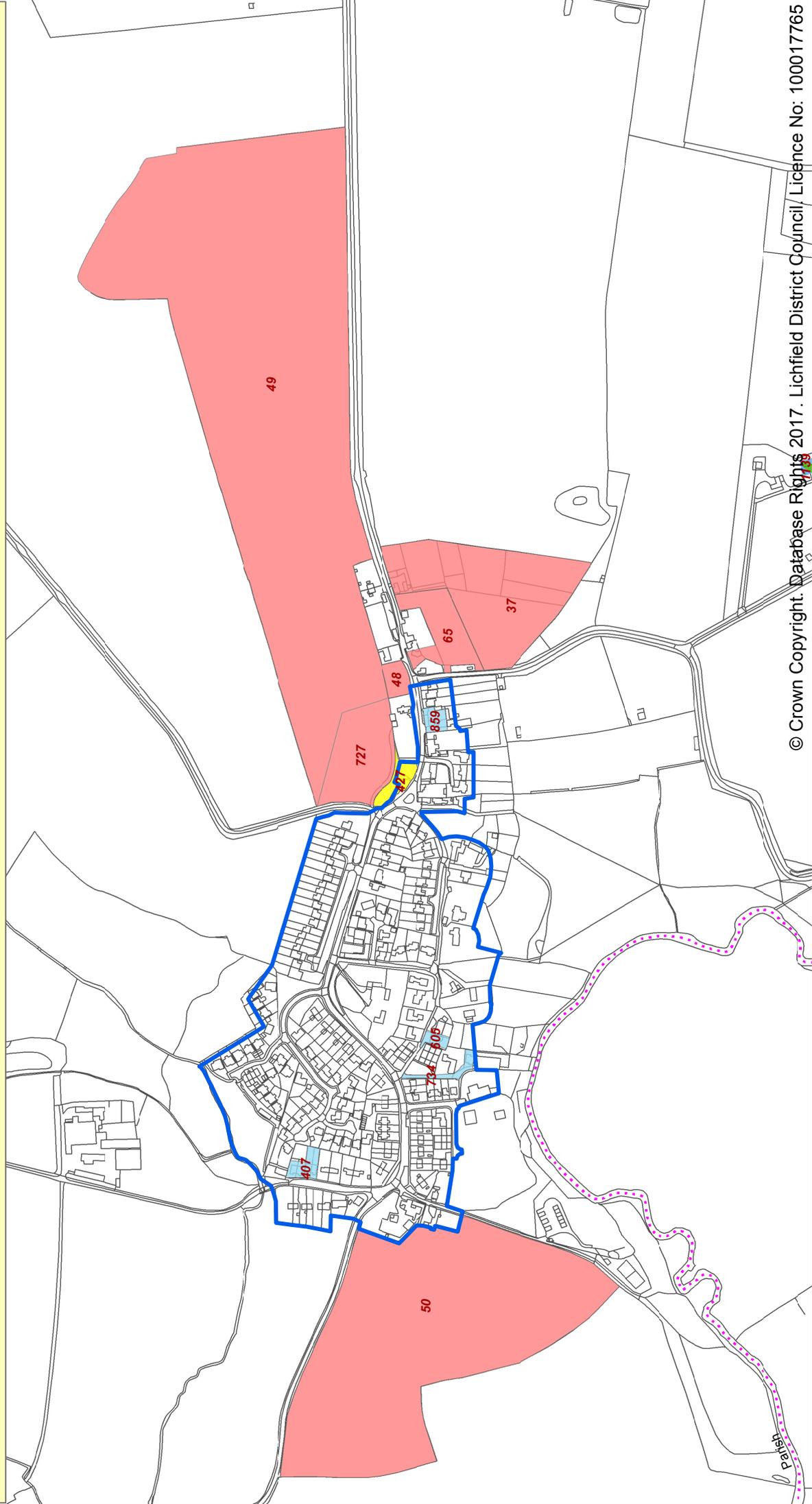
<b>ID: 1028</b>	<b>Settlement: East of Rugeley</b>	<b>Location: A51 east of/A513, Lea Hall Road, (Site D)</b>	<b>Ward: Armitage with Handscare</b>	
<b>Site Area (ha): 2.8</b>	<b>Source: Submission</b>	<b>Proposal: Residential</b>	<b>Size of Proposed Residential (ha): 2.8</b>	<b>Density Rate (dph): 30</b>
<b>Yield Note:</b> 30dph based upon 60%developable area				
<b>Currently Suitable? Yes</b>		<b>Currently Available? Yes</b>		<b>Currently Achievable? Yes</b>
<b>Suitability Notes:</b> The site is adjacent to Rugeley, close to public transport route. It has not been demonstrated how the development of this site would assist in delivering sustainable mixed communities.  Within Green Belt. Does not wholly comply with current development plan policies in the Local Plan. However, site falls within broad area for search for assessment of sites which could contribute to sustainable mixed communities.  Further investigation of Coal Subsidence area may be required. Site is within mineral safeguarding area.  An SBI is within 1km and the impact on it may need further investigation. Site has potential for protected species. Site is within the Cannock Chase zone of influence therefore mitigation may be required.		<b>Availability Notes:</b>  Site is being promoted by the owner/agent.		<b>Achievability Notes:</b> Suitable access is required.
		<b>When is site likely to come forward?: 6-10 years</b>		
		<b>Proposed Yield: 50</b>	<b>Current Deliverability:</b> Developable	

Table B.104

<b>ID: 1031</b>		<b>Settlement: East of Rugeley</b>		<b>Location: Rugeley Power Station</b>		<b>Ward: Armitage with Handscare</b>	
<b>Site Area (ha):</b> 83.76		<b>Source:</b> Submission		<b>Proposal:</b> Residential		<b>Size of Proposed Residential (ha):</b> 64.09	
<b>Yield Note:</b> A master plan will be prepared. Indicative yield calculated using SHLAA methodology based on 30dph based upon 60% developable area.							
<b>Currently Suitable? Yes</b>				<b>Currently Available? No</b>		<b>Currently Achievable? Yes</b>	
<p><b>Suitability Notes:</b> The site is adjacent to the site with planning permission, and adjacent to Rugeley and public transport routes. The site will be subject to a cross boundary masterplanning exercise. Site is proposed for allocation in the emerging Local Plan Allocation Document.</p> <p>Further investigation of Coal Subsidence area may be required. Site is within mineral safeguarding area. Part of the site is within flood zone 2. An SBI and BAS are within 1km and the impact on it may need further investigation. Site has potential for protected species. Site is within the Cannock Chase zone of influence therefore mitigation may be required. An electricity cable and line cross the site.</p> <p>Site is covered by Rugeley Power Station SPD which has been adopted.</p>				<p><b>Availability Notes:</b></p> <p>The power station has been closed and the decommissioning and demolition/remediation has commenced and is expected to take approximately 3 years.</p>		<p><b>Achievability Notes:</b> Unknown how measures to improve sustainability will affect viability.</p>	
				6-10 years		11-15+ years	
				-		800	
				<b>When is site likely to come forward?:</b> 11-15 years			
<b>Proposed Yield:</b> 1154				<b>Current Deliverability:</b> Developable			

## B.8 Edingale

No decision has been taken to allocate these sites. The inclusion of any site in this assessment does not indicate that it will be allocated or successfully obtain permission for development.



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**Edingale**

**SHLAA Sites 2017-2018**

- Complete
- Developable
- Not Developable
- Deliverable
- Green Belt Site
- District Boundary
- Settlement Boundary
- Site under construction
- Site with planning permission
- Proposed for allocation in emerging LPA

**NOT TO SCALE**



## Edingale

Table B.105

ID	Location	Source	Planning Application No.	Net Yield	Deliverability
605	Hollows End, Church Hollow	Complete	09/00473/FUL	1	Complete
734	Croxall Road, land between Fort Joe and Joes Cave	Complete	12/00610/REM	1	Complete
407	Pessall Lane, 14-16	Complete	10/01544/FUL	4	Complete
859	Main Road, 3 Stable Yard Nursery School	Complete	13/00937/COU	1	Complete

Table B.106

ID: 427	Settlement: Edingale	Location: Black Horse PH		Ward: Mease and Tame
Site Area (ha): 0.14	Source: Survey	Proposal: Residential	Size of Proposed Residential (ha): 0.14	Density Rate (dph): 30
<b>Yield Note:</b> A dph rate of 30 has been used to reflect surrounding character and grain of adjacent settlement.				
<b>Currently Suitable?</b> No		<b>Currently Available?</b> No		<b>Currently Achievable?</b> Yes
<b>Suitability Notes:</b> The settlement is not considered to be a sustainable settlement in the adopted Local Plan Strategy and it has not been demonstrated how the development of the site would contribute to sustainable communities.		<b>Availability Notes:</b> No interest shown		<b>Achievability Notes:</b> No known constraints
Part outside settlement. Does not wholly comply with current development plan policies in the Local Plan. Unlikely to be considered acceptable from a strategic policy perspective in light of location.		<b>When is site likely to come forward?:</b> 6-10 years		
Further investigation of Coal Subsidence area may be required. Site is within the National Forest therefore mitigation may be required. Impact on SBI may need further investigation. An SSSI is within 1km. Site is within the River Mease water catchment therefore mitigation will be required.		<b>Proposed Yield:</b> 4		<b>Current Deliverability:</b> Developable

Table B.107

ID: 37	Settlement: Edingale	Location: Lullington Road		Ward: Mease and Tame
Site Area (ha): 2.08	Source: Submission	Proposal: Residential	Size of Proposed Residential (ha): 2.08	Density Rate (dph): 30
<b>Yield Note:</b> A dph rate of 30 @60% has been used to reflect surrounding character and grain of adjacent settlement.				
<b>Currently Suitable?</b> No		<b>Currently Available?</b> Yes		<b>Currently Achievable?</b> No

ID: 37	Settlement: Edingale	Location: Lullington Road	Ward: Mease and Tame
<p><b>Suitability Notes:</b> The site is outside the current village boundary. The settlement is not considered to be a sustainable settlement in the adopted Local Plan Strategy and it has not been demonstrated how the development of the site would contribute to sustainable communities.</p> <p>Does not wholly comply with current development plan policies in the Local Plan. Unlikely to be considered acceptable from a strategic policy perspective in light of location. Further investigation of Coal Subsidence area may be required.</p> <p>Loss of Grade 3 Agricultural Land may need justification. Site is within the National Forest therefore mitigation may be required. An SSSI &amp; SBI is within 1km and the impact on it may need further investigation. Site is within the River Mease water catchment therefore mitigation will be required.</p>		<p><b>Availability Notes:</b></p> <p>Site is not currently for sale or being marketed but has been promoted by the owner/agent.</p>	<p><b>Achievability Notes:</b></p> <p>Unknown - measures to improve sustainability may impact on viability.</p>
<p><b>When is site likely to come forward?: -</b></p>			
		<p><b>Proposed Yield: 37</b></p>	<p><b>Current Deliverability:</b></p> <p>Not Developable</p>

Table B.108

ID: 48	Settlement: Edingale	Location: Lullington Road, Peartree Cottage	Ward: Mease and Tame
<p><b>Site Area (ha): 0.12</b></p>	<p><b>Source:</b> Submission</p>	<p><b>Proposal:</b> Residential</p>	<p><b>Size of Proposed Residential (ha): 0.12</b></p>
<p><b>Density Rate (dph): 30</b></p>			
<p><b>Yield Note:</b> 30dph to reflect existing character and grain of adjacent settlement</p>			
<p><b>Currently Suitable? No</b></p>		<p><b>Currently Available? Yes</b></p>	<p><b>Currently Achievable? No</b></p>
<p><b>Suitability Notes:</b> The site is outside the current village boundary. The settlement is not considered to be a sustainable settlement in the adopted Local Plan Strategy and it has not been demonstrated how the development of the site would contribute to sustainable communities.</p> <p>Does not wholly comply with current development plan policies in the Local Plan. Unlikely to be considered acceptable from a strategic policy perspective in light of location. Further investigation of Coal Subsidence area may be required.</p> <p>Loss of Grade 3 Agricultural Land may need justification. Site is within the National Forest therefore mitigation may be required. An SSSI &amp; SBI is within 1km and the impact on it may need further investigation. Site is within the River Mease water catchment therefore mitigation will be required.</p>		<p><b>Availability Notes:</b></p> <p>Site is not currently for sale or being marketed but has been promoted by the owner/agent.</p>	<p><b>Achievability Notes:</b></p> <p>Unknown - measures to improve sustainability may impact on viability.</p>
<p><b>When is site likely to come forward?: -</b></p>			
		<p><b>Proposed Yield: 3</b></p>	<p><b>Current Deliverability:</b></p> <p>Not Developable</p>

Table B.109

ID: 49	Settlement: Edingale	Location: Raddle Lane/Lullington/Croxall Road	Ward: Mease and Tame
<p><b>Site Area (ha): 14.57</b></p>	<p><b>Source:</b> Submission</p>	<p><b>Proposal:</b> Residential</p>	<p><b>Size of Proposed Residential (ha): 14.57</b></p>
<p><b>Density Rate (dph): 30</b></p>			
<p><b>Yield Note:</b> 30dph @ 60% to reflect existing character and grain of adjacent settlement</p>			
<p><b>Currently Suitable? No</b></p>		<p><b>Currently Available? Yes</b></p>	<p><b>Currently Achievable? No</b></p>

<b>ID: 49</b>	<b>Settlement: Edingale</b>	<b>Location: Raddle Lane/Lullington/Croxall Road</b>	<b>Ward: Mease and Tame</b>
<p><b>Suitability Notes:</b> The site is outside the current village boundary. The settlement is not considered to be a sustainable settlement in the adopted Local Plan Strategy and it has not been demonstrated how the development of the site would contribute to sustainable communities.</p> <p>Does not wholly comply with current development plan policies in the Local Plan. Unlikely to be considered acceptable from a strategic policy perspective in light of location. Further investigation of Coal Subsidence area may be required. Gas pipeline crosses site.</p> <p>Loss of Grade 3 Agricultural Land may need justification. Site is within the National Forest therefore mitigation may be required. An SSSI &amp; SBI is within 1km and the impact on it may need further investigation. Site has potential for protected species. Site is within the River Mease water catchment therefore mitigation will be required.</p>		<p><b>Availability Notes:</b></p> <p>Site is not currently for sale or being marketed but has been promoted by the owner/agent.</p>	<p><b>Achievability Notes:</b></p> <p>Unknown - measures to improve sustainability may impact on viability.</p>
<b>When is site likely to come forward?: -</b>			
		<b>Proposed Yield:</b> 262	<b>Current Deliverability:</b> Not Developable

**Table B.110**

<b>ID: 50</b>	<b>Settlement: Edingale</b>	<b>Location: Croxall Road, Mary Howard Primary</b>	<b>Ward: Mease and Tame</b>
<b>Site Area (ha): 7</b>	<b>Source:</b> Submission	<b>Proposal:</b> Residential	<b>Size of Proposed Residential (ha): 7</b>
<b>Yield Note:</b> 30dph @ 60% to reflect existing character and grain of settlement			
<b>Currently Suitable?</b> No		<b>Currently Available?</b> Yes	<b>Currently Achievable?</b> No
<p><b>Suitability Notes:</b> The site is outside the current village boundary. The settlement is not considered to be a sustainable settlement in the adopted Local Plan Strategy and it has not been demonstrated how the development of the site would contribute to sustainable communities.</p> <p>Does not wholly comply with current development plan policies in the Local Plan. Unlikely to be considered acceptable from a strategic policy perspective in light of location. Further investigation of Coal Subsidence area may be required. Floodzone 2(part) 3a (part). Strategic Flood Risk Assessment may be required.</p> <p>Loss of Grade 3 Agricultural Land may need justification. Site is within the National Forest therefore mitigation may be required. An SSSI, SBI and SAC are within 1km and the impact on it may need further investigation. Site has potential for protected species. Site is within the River Mease water catchment therefore mitigation will be required.</p>		<p><b>Availability Notes:</b></p> <p>Site is not currently for sale or being marketed but has been promoted by the owner/agent.</p>	<p><b>Achievability Notes:</b></p> <p>Unknown - measures to improve sustainability and SFRA may impact on viability.</p>
<b>When is site likely to come forward?: -</b>			
		<b>Proposed Yield:</b> 126	<b>Current Deliverability:</b> Not Developable

**Table B.111**

<b>ID: 65</b>	<b>Settlement: Edingale</b>	<b>Location: Lullington Road, land at</b>	<b>Ward: Mease and Tame</b>
<b>Site Area (ha): 0.52</b>	<b>Source:</b> Submission	<b>Proposal:</b> Residential	<b>Size of Proposed Residential (ha): 0.52</b>
<b>Yield Note:</b> 30dph @ 80% to reflect existing character and grain of nearby settlement although 8 proposed.			
<b>Currently Suitable?</b> No		<b>Currently Available?</b> Yes	<b>Currently Achievable?</b> No

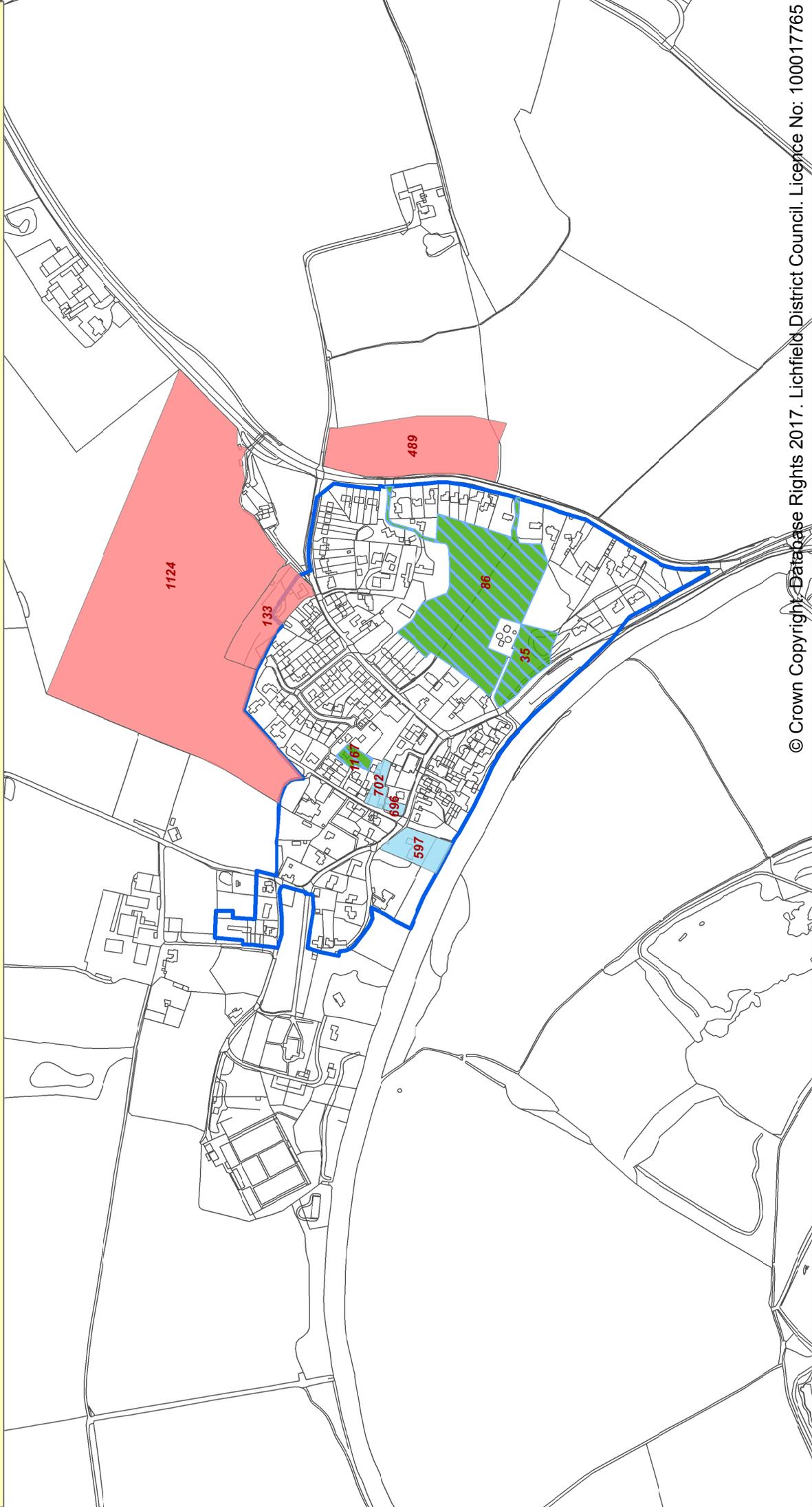
ID: 65	Settlement: Edingale	Location: Lullington Road, land at	Ward: Mease and Tame
<p><b>Suitability Notes:</b> The site is outside the current village boundary. The settlement is not considered to be a sustainable settlement in the adopted Local Plan Strategy and it has not been demonstrated how the development of the site would contribute to sustainable communities.</p> <p>Outside settlement. Does not wholly comply with current development plan policies in the Local Plan. Unlikely to be considered acceptable from a strategic policy perspective in light of location. Further investigation of Coal Subsidence area may be required.</p> <p>An SSSI and SBI are within 1km and the impact on it may need further investigation. Site is within the National Forest therefore mitigation may be required. Site is within the River Mease water catchment therefore mitigation will be required.</p>	<p><b>Availability Notes:</b></p> <p>Site is not currently for sale or being marketed but has been promoted by the owner/agent.</p>		<p><b>Achievability Notes:</b></p> <p>Unknown how measures to improve sustainability would impact on viability,</p>
	<p><b>When is site likely to come forward?: -</b></p>		
	<p><b>Proposed Yield: 12</b></p>	<p><b>Current Deliverability:</b></p> <p>Not Developable</p>	

Table B.112

ID: 727	Settlement: Edingale	Location: land at Raddle Lane, Edingale	Ward: Mease and Tame
<p><b>Site Area (ha): 0.83</b></p>	<p><b>Source:</b> Submission</p>	<p><b>Proposal:</b> Residential</p>	<p><b>Size of Proposed Residential (ha): 0.83</b></p>
<p><b>Density Rate (dph): 30</b></p>			
<p><b>Yield Note:</b> A dph rate of 30 has been used to reflect surrounding character and grain of adjacent settlement.</p>			
<p><b>Currently Suitable? No</b></p>		<p><b>Currently Available? Yes</b></p>	<p><b>Currently Achievable? Yes</b></p>
<p><b>Suitability Notes:</b></p> <p>The settlement is not considered to be a sustainable settlement in the adopted Local Plan Strategy and it has not been demonstrated how the development of the site would contribute to sustainable communities. Part outside settlement. Does not wholly comply with current development plan policies in the Local Plan. Unlikely to be considered acceptable from a strategic policy perspective in light of location. Further investigation of Coal Subsidence area may be required. Site is within the National Forest therefore mitigation may be required.</p> <p>Impact on SBI may need further investigation. An SSSI is within 1km. Site is within the River Mease water catchment therefore mitigation will be required.</p>		<p><b>Availability Notes:</b></p> <p>No interest shown</p>	<p><b>Achievability Notes:</b> No known constraints</p>
<p><b>When is site likely to come forward?: 6-10-years</b></p>			
<p><b>Proposed Yield: 17</b></p>		<p><b>Current Deliverability:</b> Not Developable</p>	

## B.9 Elford

No decision has been taken to allocate these sites. The inclusion of any site in this assessment does not indicate that it will be allocated or successfully obtain permission for development.



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**Elford**

**SHLAA Sites 2017-2018**

- Complete
- Developable
- Not Developable
- Deliverable
- Green Belt Site
- District Boundary
- Settlement Boundary
- Site under construction
- Site with planning permission
- Proposed for allocation in emerging LPA

**NOT TO SCALE**



## Elford

Table B.113

ID	Location	Source	Planning Application No.	Net Yield	Deliverability
35 & 86	The Shrubbery, Land at	Planning Permission Outline S106	17/01379/OUTM	25	Deliverable
362	Eddies Lane, land adj 2	Complete	05/00301/FUL	1	Complete
597	Church Road, The Rectory	Complete	11/01181/FUL	1	Complete
696	The Square, Former Post Office	Complete	10/01148/COU	1	Complete
702	The Square, The Crown Inn	Complete	10/01110/FUL	3	Complete
1167	The Square, Drey House	Planning Permission Full	17/01121/FUL	1	Deliverable

Table B.114

ID: 133	Settlement: Elford	Location: The Beck		Ward: Mease and Tame
Site Area (ha): 0.58	Source: Omission Site	Proposal: Residential	Size of Proposed Residential (ha): 0.58	Density Rate (dph): 30
<b>Yield Note:</b> 30dph@80% used to reflect existing character and grain of adjacent settlement.				
Currently Suitable? No		Currently Available? Yes		Currently Achievable? No
<b>Suitability Notes:</b> The site is outside the current village boundary. The settlement is not considered to be a sustainable settlement in the adopted Local Plan Strategy and it has not been demonstrated how the development of the site would contribute to sustainable communities.  Impact on floodzone 2 may need investigation. Site is within mineral safeguarding area. Loss of grade 3 agricultural land may need justification.		<b>Availability Notes:</b> Site is not currently for sale or being marketed but has been promoted by the owner/agent.		<b>Achievability Notes:</b> Suitable access required. Unknown how measures to improve sustainability would impact on viability.
		When is site likely to come forward?: -		
		Proposed Yield: 14		Current Deliverability: Not Developable

Table B.115

ID: 489	Settlement: Elford	Location: Burton East, land east of		Ward: Mease and Tame
Site Area (ha): 1.78	Source: Submission	Proposal: Residential	Size of Proposed Residential (ha): 1.78	Density Rate (dph): 30
<b>Yield Note:</b> 30dph@80% used to reflect existing character and grain of settlement.				
Currently Suitable? No		Currently Available? Yes		Currently Achievable? No

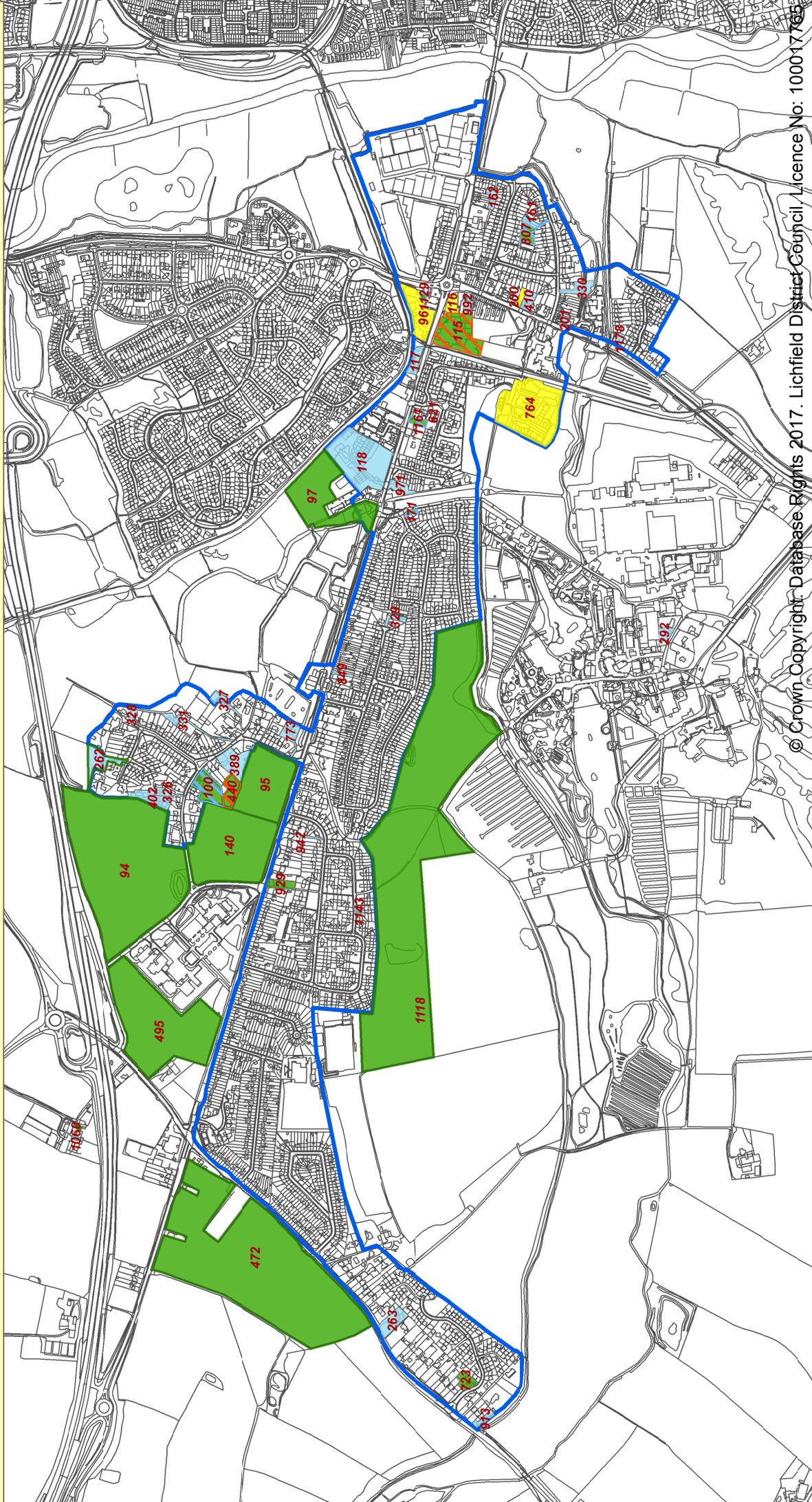
ID: 489		Settlement: Elford		Location: Burton East, land east of		Ward: Mease and Tame			
<p><b>Suitability Notes:</b> The site is outside the current village boundary. The settlement is not considered to be a sustainable settlement in the adopted Local Plan Strategy and it has not been demonstrated how the development of the site would contribute to sustainable communities. Site is within mineral safeguarding area.</p> <p>Loss of grade 3 agricultural land may need justification.</p>				<p><b>Availability Notes:</b></p> <p>Site is not currently for sale or being marketed but has been promoted by the owner/agent.</p>		<p><b>Achievability Notes:</b></p> <p>Unknown how measures to improve sustainability would impact on viability.</p>			
				<p><b>When is site likely to come forward?:</b> -</p>					
				<p><b>Proposed Yield:</b> 43</p>				<p><b>Current Deliverability:</b></p> <p>Not Developable</p>	

Table B.116

ID: 1124		Settlement: Elford		Location: Burton East, Greendales Farm		Ward: Mease and Tame			
<p><b>Site Area (ha):</b> 9.9</p>		<p><b>Source:</b> Submission</p>		<p><b>Proposal:</b> Residential</p>		<p><b>Size of Proposed Residential (ha):</b> 8.5</p>			
<p><b>Density Rate (dph):</b> 30</p>									
<p><b>Yield Note:</b> 30dph used to reflect existing character and grain of settlement.</p>									
<p><b>Currently Suitable?</b> No</p>				<p><b>Currently Available?</b> Yes</p>		<p><b>Currently Achievable?</b> No</p>			
<p><b>Suitability Notes:</b> The site is outside the current village boundary. The settlement is not considered to be a sustainable settlement in the adopted Local Plan Strategy and it has not been demonstrated how the development of the site would contribute to sustainable communities. Site is within mineral safeguarding area.</p> <p>Loss of grade 3 agricultural land may need justification. Land is located in Flood Zone 2. TPO on site.</p>				<p><b>Availability Notes:</b></p> <p>Site is not currently for sale or being marketed but has been promoted by the owner/agent.</p>		<p><b>Achievability Notes:</b></p> <p>Unknown how measures to improve sustainability would impact on viability.</p>			
				<p><b>When is site likely to come forward?:</b> -</p>					
				<p><b>Proposed Yield:</b> 153</p>				<p><b>Current Deliverability:</b></p> <p>Not Developable</p>	

## B.10 Fazeley

No decision has been taken to allocate these sites. The inclusion of any site in this assessment does not indicate that it will be allocated or successfully obtain permission for development.



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**NOT TO SCALE**

**Fazeley**

**SHLAA Sites 2017-2018**

- Complete
- Developable
- Not Developable
- Deliverable
- Green Belt Site
- District Boundary
- Settlement Boundary
- Site under construction
- Site with planning permission
- Proposed for allocation in emerging LPA

## Fazeley

Table B.117

ID	Location	Source	Planning Application No.	Net Yield	Deliverability
327	Orchard House, land at	Complete	01/00738/FUL	1	Complete
389	Park Lane, The Dower House	Complete	01/00776/FUL	1	Complete
621	Victoria Drive, 6	Complete	09/00969/COU	1	Complete
263	Sutton Road, 125	Complete	07/00373/FUL	3	Complete
262	Stud Farm Drive, 9	Complete	06/00355/REM	1	Complete
292	Arcadia, Drayton Manor Drive	Complete	04/00480/FUL	1	Complete
326	The Green, 15	Complete	01/00872/FUL	1	Complete
328	Park Lane, 75, Bonehill	Complete	03/00389/FUL	1	Complete
330	Brook End, 40	Complete	06/00922/FUL	1	Complete
331	Bonehill House	Complete	07/01157/FUL	1	Complete
161	Brook End, Garage Court, rear 41-43	Complete	08/00775/FUL	2	Complete
329	Deer Park Road, land rear of 31 & 32	Complete	06/01064//FUL	2	Complete
402	The Green, land rear of 17a, 17, 21	Complete	07/00416/FUL	4	Complete
118	Laurel House	Complete	05/01140/OUTM & 08/00422/REMM	77	Complete
200	Coleshill Street, 59	Complete	05/00881/FUL	2	Complete
201	Coleshill Street, 85	Complete	13/01129/FUL	1	Complete
410	Coleshill Street, 61	Complete	08/01026/FUL	5	Complete
117	The Boathouse	Complete	10/01256/FULM	12	Complete
773	Park lane, The Bungalow	Complete	11/01204/FUL	1	Complete
171	Reindeer Road 1 (land adj)	Planning Permission Full	12/00854/REM	1	Deliverable
162	Buxton Avenue and Brook End	Complete	06/00978/OUT & 08/00526/REM	2	Complete
100	The Green, 20	Planning Permission Outline	15/00340/OUT	4	Deliverable
807	Brook End, land off	Planning Permission Full	16/01169/FUL	3	Deliverable
849	Lichfield Street, 267	Complete	13/00088/COU	1	Complete

ID	Location	Source	Planning Application No.	Net Yield	Deliverability
913	Sutton Road, 179	Complete	14/00188/FUL	1	Complete
929	Watling Street, 407	Planning Permission Full	14/00580/COU	1	Deliverable
942	Manor Road, land rear 16	Complete	14/00966/FUL	1	Complete
971	Lichfield Street, 119	Under Construction	15/00263/FUL	1	Deliverable
992	Coleshill Street, 8, Fazeley Post Office	Complete	15/00821/FUL	2	Complete
1079	Mile Oak Farm, Plantation Ln	Complete	16/00870/PND	1	Complete
1129	Tamworth Rd., 3, H & G Gould	Planning Permission Full	17/00213/COU	2	Deliverable
1143	Brookside Rd., 55, Mile Oak	Planning Permission Full	17/00627/FUL	1	Deliverable
1161	Lichfield St., Nurses Cottage	Planning Permission Full	17/01622/COU	1	Deliverable
1178	Coleshill Rd., 5	Complete	17/01078/COU	1	Complete

Table B.118

ID: 94		Settlement: Fazeley		Location: Aldin Cloase, land off, Mile Oak		Ward: Fazeley			
<b>Site Area (ha):</b> 8.24	<b>Source:</b> Submission	<b>Proposal:</b> Residential	<b>Size of Proposed Residential (ha):</b> 8.24		<b>Density Rate (dph):</b> 40				
<b>Yield Note:</b> 40dph @60% to reflect existing character and grain of nearby settlement. Agent advises 250 which is approx 30dph, but has not provided scheme to demonstrate.									
<b>Currently Suitable?</b> Yes				<b>Currently Available?</b> Yes		<b>Currently Achievable?</b> Yes			
<b>Suitability Notes:</b> Outside village boundary but is adjacent to a Key Rural Settlement as identified within the adopted Local plan Strategy. Close proximity to public transport routes, services and facilities.  Within Greenbelt. Does not wholly comply with current development plan policies Local Plan. However site falls within broad area for search for assessment of sites which could contribute to sustainable mixed communities.				<b>Availability Notes:</b>  Site is not currently for sale or being marketed but has been promoted by the owner/agent.		<b>Achievability Notes:</b> No known constraints.			
Loss of Grade 2 Agricultural Land may need justification. Site is within mineral safeguarding area. An SBI is within 1km and the impact on it may need further investigation. Site has potential for protected species.				<b>When is site likely to come forward?:</b> 0 - 10 years					
				<b>0-5 years</b>		<b>6-10 years</b>		<b>11-15 years</b>	
				75		123		-	
				<b>Proposed Yield:</b> 198				<b>Current Deliverability:</b> Deliverable	

Table B.119

ID: 95		Settlement: Fazeley		Location: Lichfield Street/Park Lane, land off		Ward: Fazeley	
Site Area (ha): 1.93	Source: Submission	Proposal: Residential	Size of Proposed Residential (ha): 1.93	Density Rate (dph): 40			
Yield Note: 40dph @60% to reflect existing character and grain of nearby settlement. Agent advises 60 which is approx 30dph.							
Currently Suitable? Yes				Currently Available? Yes		Currently Achievable? Yes	
<p><b>Suitability Notes:</b> Outside village boundary but is adjacent to a Key Rural Settlement as identified within the adopted Local plan Strategy. Close proximity to public transport routes, services and facilities.</p> <p>Within Greenbelt. Does not wholly comply with current development plan policies in the Local Plan. However site falls within broad area for search for assessment of sites which could contribute to sustainable mixed communities.</p> <p>Adjacent Conservation Area. Loss of Grade 2 Agricultural Land may need justification. An SBI is within 1km and the impact on it may need further investigation. Site has potential for protected species.</p>				<p><b>Availability Notes:</b></p> <p>Site is not currently for sale or being marketed but is being promoted by the owner/agent through Local Plan Allocation document</p>		<p><b>Achievability Notes:</b></p> <p>No known constraints.</p>	
				When is site likely to come forward?: 0 - 5 years			
				Proposed Yield: 62		Current Deliverability: Deliverable	

Table B.120

ID: 97 (ELAA ID: 106)		Settlement: Fazeley		Location: Lichfield Street, Bonehill Mill		Ward: Fazeley	
Site Area (ha): 1.89	Source: Submission	Proposal: Residential	Size of Proposed Residential (ha):	Density Rate (dph):			
Yield Note: Yield from agent							
Currently Suitable? Yes				Currently Available? Yes		Currently Achievable? Yes	
<p><b>Suitability Notes:</b> Outside village boundary but is adjacent to a Key Rural Settlement as identified within the adopted Local plan Strategy. Close proximity to public transport routes, services and facilities.</p> <p>Part of the sites is within Greenbelt. Development of this site for housing does not wholly comply with current development plan policies in the Local Plan. However, restoration of Listed Building requires development at rear.</p> <p>Within Conservation Area. Loss of Grade 3 Agricultural Land may need justification. Site is within mineral safeguarding area. An SBI is within 1km and the impact on it may need further investigation. Site has potential for protected species.</p>				<p><b>Availability Notes:</b></p> <p>Site is not currently for sale or being marketed but has been promoted by the owner/agent. UCA assesses site as uncertain</p>		<p><b>Achievability Notes:</b></p> <p>No known constraints.</p>	
				When is site likely to come forward?: 0 - 5 years			
				Proposed Yield: 50		Current Deliverability: Deliverable	

Table B.121

ID: 115		Settlement: Fazeley		Location: Lichfield Street, Tolsons Mill		Ward: Fazeley	
Site Area (ha): 0.8	Source: Submission	Proposal: Residential	Size of Proposed Residential (ha): 0.8	Density Rate (dph):			
Yield Note: Yield from agent and from emerging LPA							

ID: 115		Settlement: Fazeley	Location: Lichfield Street, Tolsons Mill	Ward: Fazeley
<b>Currently Suitable?</b> Yes		<b>Currently Available?</b> Yes		<b>Currently Achievable?</b> Yes
<p><b>Suitability Notes:</b> Within settlement boundary of a Key Rural Settlement as identified within the adopted Local plan Strategy. Site is proposed to be allocated for residential development within emerging Local Plan Allocations document. Close proximity to public transport routes, services and facilities.</p> <p>Restoration of Listed Building. Within Conservation Area.</p> <p>An SBI is within 1km and the impact on it may need further investigation. Site has potential for protected species.</p>		<p><b>Availability Notes:</b></p> <p>Site is not currently for sale or being marketed but has been promoted by the owner/agent. UCA states that dialogue with owner suggests site will come forward.</p>		<p><b>Achievability Notes:</b> Concern over viability - contributions which would now be sought would have positive impact upon viability.</p>
<b>When is site likely to come forward?:</b> 0 - 10 years				
<b>Proposed Yield:</b> 100			<b>Current Deliverability:</b> Deliverable	

Table B.122

ID: 140		Settlement: Fazeley	Location: Mile Oak	Ward: Fazeley
<b>Site Area (ha):</b> 5.22	<b>Source:</b> Omission Site	<b>Proposal:</b> Residential	<b>Size of Proposed Residential (ha):</b> 3.29	<b>Density Rate (dph):</b> 40
<b>Yield Note:</b> Area for residential omits size of site ID 95. 40dph@60% to reflect existing character and grain of nearby and rep to Reg 19 consultation				
<b>Currently Suitable?</b> Yes		<b>Currently Available?</b> Yes		<b>Currently Achievable?</b> Yes
<p><b>Suitability Notes:</b> Outside village boundary but is adjacent to a Key Rural Settlement as identified within the adopted Local plan Strategy. Close proximity to public transport routes, services and facilities.</p> <p>Within Green Belt. Does not wholly comply with current development plan policies in the Local Plan. However site falls within broad area for search for assessment of sites which could contribute to sustainable mixed communities.</p> <p>Loss of Grade 2 Agricultural Land may need justification. Design will need to take amount of conservation area. Site has potential for protected species.</p>		<p><b>Availability Notes:</b></p> <p>Site is not currently for sale or being marketed but has been promoted by the owner/agent.</p>		<p><b>Achievability Notes:</b> No known constraints.</p>
<b>When is site likely to come forward?:</b> 0 - 10 years				
0-5 yeras		6-10 years		11-15 years
75		7		-
<b>Proposed Yield:</b> 82			<b>Current Deliverability:</b> Deliverable	

Table B.123

ID: 440		Settlement: Fazeley	Location: The Green, 14	Ward: Fazeley
<b>Site Area (ha):</b> 0.22	<b>Source:</b> Submission	<b>Proposal:</b> Residential	<b>Size of Proposed Residential (ha):</b> 0.22	<b>Density Rate (dph):</b> 30
<b>Yield Note:</b> 30dph to reflect existing character of settlement. Presence of TPO may affect density.				
<b>Currently Suitable?</b> Yes		<b>Currently Available?</b> Yes		<b>Currently Achievable?</b> Yes

ID: 440	Settlement: Fazeley	Location: The Green, 14	Ward: Fazeley
<p><b>Suitability Notes:</b> Within village boundary in a settlement considered to be a Key Rural Settlement as identified within the adopted Local plan Strategy. Close proximity to public transport routes, services and facilities. Site is proposed to be allocated for housing development within emerging Local Plan Allocations document.</p> <p>The loss of Grade 2 Agricultural Land may need justification. An SBI is within 1km and the impact on it may need further investigation. Site has potential for protected species. TPO on site</p>		<p><b>Availability Notes:</b></p> <p>Site is not currently for sale or being marketed but has been promoted by the owner/agent. UCA assessed site as available.</p>	<p><b>Achievability Notes:</b> If access can be achieved then no known constraints.</p>
		<p><b>When is site likely to come forward?:</b> 0 - 5 years</p>	
		<p><b>Proposed Yield:</b> 7</p>	<p><b>Current Deliverability:</b> Deliverable</p>

Table B.124

ID: 472	Settlement: Fazeley	Location: Sutton Road, Bangley Farm	Ward: Fazeley
<p><b>Site Area (ha):</b> 10.63</p>	<p><b>Source:</b> Submission</p>	<p><b>Proposal:</b> Residential</p>	<p><b>Size of Proposed Residential (ha):</b> 10.63</p> <p><b>Density Rate (dph):</b> 40</p>
<p><b>Yield Note:</b> 40dph@60%</p>			
<p><b>Currently Suitable?</b> Yes</p>		<p><b>Currently Available?</b> Yes</p>	
<p><b>Currently Achievable?</b> Yes</p>		<p><b>Currently Achievable?</b> Yes</p>	
<p><b>Suitability Notes:</b> Outside village boundary but is adjacent to a Key Rural Settlement as identified within the adopted Local plan Strategy. Close proximity to public transport routes, services and facilities.</p> <p>Within Greenbelt. Does not wholly comply with current development plan policies in the Local Plan. However, restoration of Listed Building requires development at rear.</p> <p>The loss of Grade 2/3 Agricultural Land may need justification. An SBI and BAS are within 1km and the impact on it may need further investigation.</p>		<p><b>Availability Notes:</b></p> <p>Site is not currently for sale or being marketed but has been promoted by the owner/agent.</p>	<p><b>Achievability Notes:</b> No known constraints</p>
		<p><b>When is site likely to come forward?:</b> 0 - 10 years</p>	
		<p>0-5 years</p>	<p>6-10 years</p>
		<p>11-15 years</p>	<p>-</p>
		<p>150</p>	<p>105</p>
		<p><b>Proposed Yield:</b> 255</p>	<p><b>Current Deliverability:</b> Deliverable</p>

Table B.125

ID: 495	Settlement: Fazeley	Location: Land west of Sir Robert Peel Hospital	Ward: Fazeley
<p><b>Site Area (ha):</b> 4.23</p>	<p><b>Source:</b> Submission</p>	<p><b>Proposal:</b> Residential</p>	<p><b>Size of Proposed Residential (ha):</b> 3.5</p> <p><b>Density Rate (dph):</b> 30</p>
<p><b>Yield Note:</b> Yield proposed by agent.</p>			
<p><b>Currently Suitable?</b> Yes</p>		<p><b>Currently Available?</b> Yes</p>	
<p><b>Currently Achievable?</b> Yes</p>		<p><b>Currently Achievable?</b> Yes</p>	

ID: 495 Settlement: Fazeley		Location: Land west of Sir Robert Peel Hospital		Ward: Fazeley
<p><b>Suitability Notes:</b> Outside village boundary but is adjacent to a Key Rural Settlement as identified within the adopted Local plan Strategy. Close proximity to public transport routes, services and facilities.</p> <p>Within Greenbelt. Does not wholly comply with current development plan policies in the Local Plan. However, site falls within broad area for search for assessment of sites which could contribute to sustainable mixed communities.</p> <p>The loss of Grade 2 Agricultural Land may need justification. An SBI is within 1km and the impact on it may need further investigation.</p>		<p><b>Availability Notes:</b></p> <p>Site is not currently for sale or being marketed but has been promoted by the owner/agent.</p>		<p><b>Achievability Notes:</b></p> <p>No known constraints</p>
<p><b>When is site likely to come forward?:</b> 0 - 10 years</p>				
0-5 years		6-10 years		11-15 years
75				-
<p><b>Proposed Yield:</b> 75</p>				<p><b>Current Deliverability:</b></p> <p>Deliverable</p>

Table B.126

ID: 723		Settlement: Fazeley		Location: Gainsborough Drive, 1, Mile Oak		Ward: Fazeley
Site Area (ha): 0.15	Source: Submission	Proposal: Residential	Size of Proposed Residential (ha): 0.15	Density Rate (dph): 30		
<p><b>Yield Note:</b> Planning application currently being considered for 2 dwellings</p>						
<p><b>Currently Suitable?</b> Yes</p>			<p><b>Currently Available?</b></p> <p>Yes</p>	<p><b>Currently Achievable?</b></p> <p>Yes</p>		
<p><b>Suitability Notes:</b> Within village boundary in a settlement considered to be a Key Rural Settlement as identified within the adopted Local plan Strategy. Close proximity to public transport routes, services and facilities. Site is within mineral safeguarding area.</p>			<p><b>Availability Notes:</b></p> <p>Planning application currently submitted</p>		<p><b>Achievability Notes:</b></p> <p>No known constraints</p>	
			<p><b>When is site likely to come forward?:</b> 0 - 5 years</p>			
			<p><b>Proposed Yield:</b> 2</p>		<p><b>Current Deliverability:</b></p> <p>Deliverable</p>	

Table B.127

ID: 929		Settlement: Fazeley		Location: Watling Street, 407		Ward: Fazeley
Site Area (ha): 0.1	Source: Expired	Proposal: Residential	Size of Proposed Residential (ha): 0.1	Density Rate (dph): 40		
<p><b>Yield Note:</b> From previous permission 14/00580/COU</p>						
<p><b>Currently Suitable?</b> Yes</p>			<p><b>Currently Available?</b> Yes</p>		<p><b>Currently Achievable?</b> Yes</p>	
<p><b>Suitability Notes:</b> Within village boundary in a settlement considered to be a Key Rural Settlement as identified within the adopted Local plan Strategy. Close proximity to public transport routes, services and facilities.</p>			<p><b>Availability Notes:</b></p> <p>Site is not currently for sale or being marketed</p>		<p><b>Achievability Notes:</b></p> <p>No known constraints.</p>	
			<p><b>When is site likely to come forward?:</b> 0 - 5 years</p>			

<b>ID: 929</b>	<b>Settlement: Fazeley</b>	<b>Location: Watling Street, 407</b>	<b>Ward: Fazeley</b>
		<b>Proposed Yield: 1</b>	<b>Current Deliverability: Deliverable</b>

**Table B.128**

<b>ID: 1118</b>	<b>Settlement: Fazeley</b>	<b>Location: Mile Oak/Fazeley, Land to south</b>	<b>Ward: Fazeley</b>
<b>Site Area (ha): 15.8</b>	<b>Source: Submission</b>	<b>Proposal: Residential</b>	<b>Size of Proposed Residential (ha): 9.48</b>
<b>Density Rate (dph): 40</b>			
<b>Yield Note:</b> Yield proposed by agent.			
<b>Currently Suitable? Yes</b>		<b>Currently Available? Yes</b>	
<b>Currently Achievable? Yes</b>		<b>Currently Achievable? Yes</b>	
<b>Suitability Notes:</b> Outside village boundary but is adjacent to a Key Rural Settlement as identified within the adopted Local plan Strategy. Close proximity to public transport routes, services and facilities.		<b>Availability Notes:</b> Site is not currently for sale or being marketed but has been promoted by the owner/agent.	
<b>Achievability Notes:</b> No known constraints		<b>When is site likely to come forward?: 0 - 10 years</b>	
Within Greenbelt. Does not wholly comply with current development plan policies in the Local Plan. However, site falls within broad area for search for assessment of sites which could contribute to sustainable mixed communities.		0-5 years	
		6-10 years	
		11-15 years	
The loss of Grade 3 Agricultural Land. Site is within mineral safeguarding area. An SBI is within 1km and the impact on it may need further investigation.		75	
		305	
		-	
		<b>Proposed Yield: 380</b>	
		<b>Current Deliverability: Deliverable</b>	

**Table B.129**

<b>ID: 96 (ELAA ID: 41)</b>	<b>Settlement: Fazeley</b>	<b>Location: Fazeley (Gould's) Saw Mill, Timber Yard</b>	<b>Ward: Fazeley</b>
<b>Site Area (ha): 0.62</b>	<b>Source: Submission</b>	<b>Proposal: Residential</b>	<b>Size of Proposed Residential (ha): 0.62</b>
<b>Density Rate (dph): 50</b>			
<b>Yield Note:</b> 50dph @ 80% has been used as it is felt a high density can be achieved on this site but there is a need to also provide a suitable mix. A higher yield may be possible as application for 104 refused.			
<b>Currently Suitable? Yes</b>		<b>Currently Available? Yes</b>	
<b>Currently Achievable? Yes</b>		<b>Currently Achievable? Yes</b>	
<b>Suitability Notes:</b> Within village boundary in a settlement considered to be a Key Rural Settlement as identified within the adopted Local plan Strategy. Close proximity to public transport routes, services and facilities.		<b>Availability Notes:</b> Site is not currently for sale or being marketed but has been promoted by the owner/agent.	
<b>Achievability Notes:</b> Developer has not demonstrated viability of scheme based on reduced numbers but considered that it is likely that site will be achievable.		<b>When is site likely to come forward?: 0 - 10 years</b>	
Within Conservation Area. Loss of Grade 3 Agricultural Land may need justification. Site is within mineral safeguarding area. An SBI is within 1km and the impact on it may need further investigation. Site has potential for protected species.		0-5 years	
		6-10 years	
		11-15 years	
		75	
		305	
		-	
		<b>Proposed Yield: 380</b>	
		<b>Current Deliverability: Deliverable</b>	

<b>ID: 96</b> (ELAA ID: 41)	<b>Settlement: Fazeley</b>	<b>Location: Fazeley (Gould's) Saw Mill, Timber Yard</b>	<b>Ward: Fazeley</b>
		UCA assesses site as not available.	
		<b>When is site likely to come forward?:</b> 6 - 10 years	
		<b>Proposed Yield:</b> 25	<b>Current Deliverability:</b> Developable

Table B.130

<b>ID: 116</b>	<b>Settlement: Fazeley</b>	<b>Location: Petrol Station</b>	<b>Ward: Fazeley</b>
<b>Site Area (ha):</b> 0.13	<b>Source:</b> Survey	<b>Proposal:</b> Residential	<b>Size of Proposed Residential (ha):</b> 3.5
<b>Yield Note:</b> Based on conversion of part of LB and construction of new flats			
<b>Currently Suitable?</b> Yes		<b>Currently Available?</b> No	<b>Currently Achievable?</b> Yes
<b>Suitability Notes:</b> Within village boundary in a settlement considered to be a Key Rural Settlement as identified within the adopted Local plan Strategy. Close proximity to public transport routes, services and facilities.  Within Conservation Area and involves Listed Building so careful design needed. The loss of Grade 3 Agricultural Land may need justification. Site is within mineral safeguarding ara. Site has potential for protected species.		<b>Availability Notes:</b> Site currently used as petrol station. No indication that owner wishes to develop. UCA assesses site as not available.	<b>Achievability Notes:</b> Consider need to remediate site - may affect viability.
		<b>When is site likely to come forward?:</b> 6 - 10 years	
		<b>Proposed Yield:</b> 10	<b>Current Deliverability:</b> Developable

Table B.131

<b>ID: 200</b>	<b>Settlement: Fazeley</b>	<b>Location: Coleshill Street, 59</b>	<b>Ward: Fazeley</b>
<b>Site Area (ha):</b> 0.22	<b>Source:</b> Expired	<b>Proposal:</b> Residential	<b>Size of Proposed Residential (ha):</b> 0.07
<b>Yield Note:</b> Yield based on expired planning permissions			
<b>Currently Suitable?</b> Yes		<b>Currently Available?</b> Yes	<b>Currently Achievable?</b> Yes
<b>Suitability Notes:</b> Within village boundary in a settlement considered to be a Key Rural Settlement as identified within the adopted Local plan Strategy. Close proximity to public transport routes, services and facilities.  The loss of Grade 2 Agricultural Land may need justification. Site is within mineral safeguarding areas. An SBI is within 1km and the impact on it may need further investigation. Site has potential for protected species.		<b>Availability Notes:</b> Site is not currently for sale or being marketed but has been promoted by the owner/agent.	<b>Achievability Notes:</b> If access can be achieved then no known constraints.
		<b>When is site likely to come forward?:</b> 6 - 10 years	

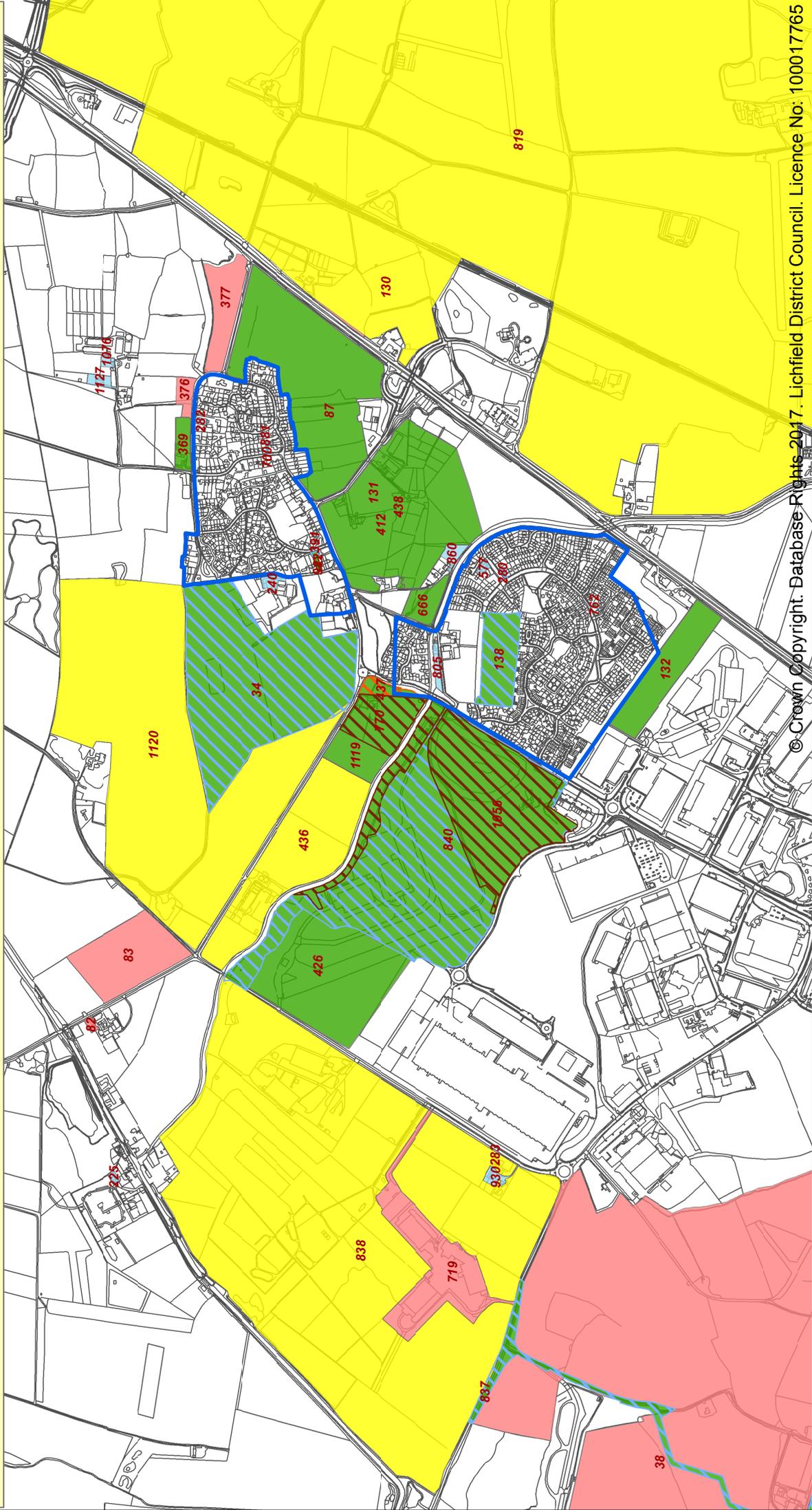
<b>ID: 200</b>	<b>Settlement:</b> Fazeley	<b>Location: Coleshill Street, 59</b>	<b>Ward: Fazeley</b>
		<b>Proposed Yield: 2</b>	<b>Current Deliverability:</b> Developable

**Table B.132**

<b>ID: 764</b>	<b>Settlement: Fazeley</b>	<b>Location: Tolsons Industrial Estate</b>	<b>Ward: Fazeley</b>
<b>Site Area (ha): 1.9</b>	<b>Source: Survey</b>	<b>Proposal:</b> Residential	<b>Size of Proposed Residential (ha): 0.62</b>
<b>Yield Note:</b> Yield of 35 dph felt appropriate given the surrounding built form.			
<b>Currently Suitable? Yes</b>		<b>Currently Available? No</b>	<b>Currently Achievable? No</b>
<p><b>Suitability Notes:</b> Within village boundary in a settlement considered to be a Key Rural Settlement as identified within the adopted Local plan Strategy. Close proximity to public transport routes, services and facilities.</p> <p>Within Conservation Area. Loss of Grade 3 Agricultural Land may need justification. Site is within mineral safeguarding area. An SBI is within 1km and the impact on it may need further investigation. Site has potential for protected species. Identified with Employment Land Review as a site that should no longer be included in the employment land portfolio.</p>		<p><b>Availability Notes:</b></p> <p>Site is not currently for sale or being marketed but has been promoted by the owner/agent. UCA assesses site as not available.</p>	<p><b>Achievability Notes:</b></p> <p>Unsure of achievability due to multiple ownerships on site.</p>
		<b>When is site likely to come forward?: 6-10 years</b>	
		<b>Proposed Yield: 60</b>	<b>Current Deliverability:</b> Developable

## B.11 Fradley

No decision has been taken to allocate these sites. The inclusion of any site in this assessment does not indicate that it will be allocated or successfully obtain permission for development.



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**Fradley**

**SHLAA Sites 2017-2018**

- Complete
- Developable
- Not Developable
- Deliverable
- Green Belt Site
- District Boundary
- Settlement Boundary
- Site under construction
- Site with planning permission
- Proposed for allocation in emerging LPA

**NOT TO SCALE**



## Fradley

Table B.133

ID	Location	Source	Planning Application No.	Net Yield	Deliverability
34	Old Hall Farm, Fradley	Planning Permission Outline	13/00633/OUTM	250	Deliverable
138	Bridge Farm	Planning Permission Outline (subject to S106)	16/00272/OUTM	80	Deliverable
577	Jordan Close, 3	Complete	09/00164/FUL	3	Complete
282	Hatching Tan, Dunmore Hay Lane	Complete	02/00495/FUL	1	Complete
240	Old Hall Lane, Old Hall Farm	Complete	06/00471/COU	7	Complete
280	Worthington Road, 81	Complete	06/01023/FUL	1	Complete
625	Cowhill Lane, Fox Meadow Farm	Complete	09/01074/COU	1	Complete
762	Forrester Close, Pumping Station	Planning Permission Full	11/01286/FUL & 15/00049/FUL	1	Deliverable
770	Hay End Lane, land off Brookfield Farm	Under Construction	16/00646/REMM	69	Deliverable
391	Church Lane, Church Farm	Planning Permission Full	12/00417/FUL & 15/00374/FUL	1	Deliverable
805	Bridge Farm Lane, Bridge Farm	Complete	12/00908/COU	1	Complete
840	Gorse Lane, land off, Fradley Park	Planning Permission Outline	10/01498/OUTMEI	534	Deliverable (upto 375 dwellings in 0-5 years)
860	Heath Gap, Bear Cottage	Complete	13/00750/FUL	1	Complete
881	Church Lane, 42 Fradley Cottage	Complete	13/01089/FUL	1	Complete
922	Old Hall Lane, land adj 4, Church Close	Under Construction	14/00470/FUL	1	Deliverable
1056	Halifax Ave, Land at Fradley Park, Fradley SDA Ph1	Under Construction	16/00001/REMM	216	Deliverable
1076	Blackheath Farm, Cowhill Ln.,	Complete	16/00764/FUL	1	Complete
1127	Cowhill Ln., Meadow Cottage	Complete	17/00204/FUL	1	Complete

Table B.134

ID: 87 (ELAA ID: 102)	Settlement: Fradley	Location: Fradley Lane, land off			Ward: Alrewas and Fradley
Site Area (ha): 14.57	Source: Submission	Proposal: Mixed	Size of Proposed Residential (ha): 7.18	Density Rate (dph):	

<b>ID: 87</b>		<b>Settlement: Fradley</b>		<b>Location: Fradley Lane, land off</b>		<b>Ward: Alrewas and Fradley</b>	
<b>(ELAA ID: 102)</b>		<b>Yield Note:</b> Agent proposed yield as part of mixed use scheme. 5.1ha@35dph and 2.08ha@45dph.					
<b>Currently Suitable?</b> Yes			<b>Currently Available?</b> Yes			<b>Currently Achievable?</b> Yes	
<b>Suitability Notes:</b> Outside village boundary but is adjacent to a sustainable settlement as identified within the adopted Local plan Strategy.  Outside settlement. Does not wholly comply with current development plan policies in the Local Plan. However site falls within broad area for search for assessment of sites which could contribute to sustainable mixed communities.  Loss of Grade 3 Agricultural Land may need justification. An SBI & BAS are within 1km and the impact on them may need further investigation. Site is within the Cannock Chase zone of influence therefore mitigation may be required. A pipeline is adjacent to the site.			<b>Availability Notes:</b>  Site is not currently for sale or being marketed but has been promoted by the owner/agent.			<b>Achievability Notes:</b> No known constraints.	
			<b>When is site likely to come forward?:</b> 0 - 5 years				
			0-5 years	6-10 years		11-15 years	
			150	122		-	
			<b>Proposed Yield:</b> 272			<b>Current Deliverability:</b> Deliverable	

Table B.135

<b>ID: 131</b>		<b>Settlement: Fradley</b>		<b>Location: Fradley Lane</b>		<b>Ward: Alrewas and Fradley</b>	
<b>Site Area (ha):</b> 1.45		<b>Source:</b> Submission		<b>Proposal:</b> Residential	<b>Size of Proposed Residential (ha):</b> 1.4	<b>Density Rate (dph):</b> 40	
<b>Yield Note:</b> yield included under site 438. (Approx - 45 on site)							
<b>Currently Suitable?</b> Yes			<b>Currently Available?</b> Yes			<b>Currently Achievable?</b> Yes	
<b>Suitability Notes:</b> Outside village boundary but is adjacent to a sustainable settlement as identified within the adopted Local plan Strategy.  Outside settlement. Does not wholly comply with current development plan policies in the Local Plan. However site falls within broad area for search for assessment of sites which could contribute to sustainable mixed communities.  Loss of Grade 3 Agricultural Land may need justification. An SBI is within 1km and the impact on it may need further investigation. Site has potential for protected species. Site is within the Cannock Chase zone of influence therefore mitigation may be required.			<b>Availability Notes:</b>  No known constraints. Could come forward either on its own or as part of a larger scheme for site 87 or 438.			<b>Achievability Notes:</b> No known constraints.	
			<b>When is site likely to come forward?:</b> 0 - 5 years				
			<b>Proposed Yield:</b> -			<b>Current Deliverability:</b> Deliverable	

Table B.136

<b>ID: 132</b>		<b>Settlement: Fradley</b>		<b>Location: South Fradley</b>		<b>Ward: Alrewas and Fradley</b>	
<b>Site Area (ha):</b> 3.97	<b>Source:</b> Omission Site		<b>Proposal:</b> Residential	<b>Size of Proposed Residential (ha):</b> 3.97		<b>Density Rate (dph):</b> 40	

ID: 132 Settlement: Fradley		Location: South Fradley		Ward: Alrewas and Fradley
<b>Yield Note:</b> 40dph@60%				
<b>Currently Suitable?</b> Yes		<b>Currently Available?</b> Yes		<b>Currently Achievable?</b> Yes
<p><b>Suitability Notes:</b> Outside village boundary but is adjacent to a sustainable settlement as identified within the adopted Local plan Strategy.</p> <p>Outside settlement. Does not wholly comply with current development plan policies in the Local Plan. However site falls within broad area for search for assessment of sites which could contribute to sustainable mixed communities.</p> <p>Site has potential for protected species.</p> <p>Impact of noise from associated uses and A38 on prospective residents would need to be designed out. Site is within the Cannock Chase zone of influence therefore mitigation may be required.</p>		<p><b>Availability Notes:</b></p> <p>Site is not currently for sale or being marketed but has been promoted by the owner/agent.</p>		<p><b>Achievability Notes:</b></p> <p>No known constraints.</p>
		<b>When is site likely to come forward?:</b> 0 - 10 years		
		0-5 years	6-10 years	11-15 years
		75	20	-
		<b>Proposed Yield:</b> 95		<b>Current Deliverability:</b> Deliverable

Table B.137

ID: 369		Settlement: Fradley		Location: Dunmore Hay Lane		Ward: Alrewas and Fradley
<b>Site Area (ha):</b> 0.67	<b>Source:</b> Submission	<b>Proposal:</b> Residential	<b>Size of Proposed Residential (ha):</b> 0.67	<b>Density Rate (dph):</b> 40		
<b>Yield Note:</b> 40dph@80%						
<b>Currently Suitable?</b> Yes			<b>Currently Available?</b> Yes		<b>Currently Achievable?</b> Yes	
<p><b>Suitability Notes:</b> Outside village boundary but is adjacent to a sustainable settlement as identified within the adopted Local plan Strategy.</p> <p>Outside settlement. Does not wholly comply with current development plan policies in the Local Plan. However site falls within broad area for search for assessment of sites which could contribute to sustainable mixed communities.</p> <p>Loss of Grade 3 Agricultural Land may need justification. An SBI is within 1km and the impact on it may need further investigation. Site has potential for protected species. Site is within the Cannock Chase zone of influence therefore mitigation may be required.</p>			<p><b>Availability Notes:</b></p> <p>Site is not currently for sale or being marketed but has been promoted by the owner/agent.</p>		<p><b>Achievability Notes:</b></p> <p>No known constraints.</p>	
			<b>When is site likely to come forward?:</b> 0 - 5 years			
			<b>Proposed Yield:</b> 21		<b>Current Deliverability:</b> Deliverable	

Table B.138

ID: 412		Settlement: Fradley		Location: Fradley Lane/Church Lane		Ward: Alrewas and Fradley
<b>Site Area (ha):</b> 8.21	<b>Source:</b> Submission	<b>Proposal:</b> Residential	<b>Size of Proposed Residential (ha):</b> 6.6	<b>Density Rate (dph):</b> 40		
<b>Yield Note:</b> yield included under site 438 (approx 158 on site)						

<b>ID: 412</b>	<b>Settlement: Fradley</b>	<b>Location: Fradley Lane/Church Lane</b>		<b>Ward: Alrewas and Fradley</b>
<b>Currently Suitable?</b> Yes		<b>Currently Available?</b> Yes		<b>Currently Achievable?</b> Yes
<p><b>Suitability Notes:</b> Outside village boundary but is adjacent to a sustainable settlement as identified within the adopted Local plan Strategy.</p> <p>Outside settlement. Does not wholly comply with current development plan policies in the Local Plan. However site falls within broad area for search for assessment of sites which could contribute to sustainable mixed communities.</p> <p>Loss of Grade 3 Agricultural Land may need justification. An SBI is within 1km and the impact on it may need further investigation. Site has potential for protected species. Site is within the Cannock Chase zone of influence therefore mitigation may be required.</p>		<p><b>Availability Notes:</b></p> <p>Site is not currently for sale or being marketed but has been promoted by the owner/agent.</p>		<p><b>Achievability Notes:</b></p> <p>No known constraints.</p>
		<b>When is site likely to come forward?:</b> 0 - 5 years		
		<b>Proposed Yield:</b> -		<b>Current Deliverability:</b> Deliverable

**Table B.139**

<b>ID: 426 (ELAA ID; 19)</b>	<b>Settlement: Fradley</b>	<b>Location: Gorse Lane, land off, Fradley Park</b>			<b>Ward: Alrewas and Fradley</b>
<b>Site Area (ha):</b> 12	<b>Source:</b> Submission	<b>Proposal:</b> Residential	<b>Size of Proposed Residential (ha):</b> 12		<b>Density Rate (dph):</b> -
<b>Yield Note:</b> Yield based on information published by agent.					
<b>Currently Suitable?</b> Yes		<b>Currently Available?</b> Yes			<b>Currently Achievable?</b> Yes
<p><b>Suitability Notes:</b> Outside village boundary but is adjacent to a sustainable settlement as identified within the adopted Local plan Strategy.</p> <p>Outside settlement. Does not wholly comply with current development plan policies in the Local Plan. However site falls within broad area for search for assessment of sites which could contribute to sustainable mixed communities.</p> <p>An SBI and BAS are within 1km and the impact on them may need further investigation. Site is within the Cannock Chase zone of influence therefore mitigation may be required.</p>		<p><b>Availability Notes:</b></p> <p>Site is not currently for sale or being marketed but has been promoted by the owner/agent.</p>			<p><b>Achievability Notes:</b></p> <p>No known constraints.</p>
		<b>When is site likely to come forward?:</b> 0 - 10 years			
		0-5 years	6-10 years	11-15 years	
		250		-	
		<b>Proposed Yield:</b> 250			<b>Current Deliverability:</b> Deliverable

**Table B.140**

<b>ID: 437</b>	<b>Settlement: Fradley</b>	<b>Location: Common Lane, west of</b>			<b>Ward: Alrewas and Fradley</b>
<b>Site Area (ha):</b> 0.57	<b>Source:</b> Submission	<b>Proposal:</b> Residential	<b>Size of Proposed Residential (ha):</b> 0.57	<b>Density Rate (dph):</b> 40	
<b>Yield Note:</b> 40dph@80% agent proposes 7 dwellings on 0.39ha which equates to 18dph, considered too low hence standard application.					
<b>Currently Suitable?</b> Yes			<b>Currently Available?</b> Yes		<b>Currently Achievable?</b> Yes

ID: 437		Settlement: Fradley		Location: Common Lane, west of		Ward: Alrewas and Fradley	
<p><b>Suitability Notes:</b> Outside village boundary but is adjacent to a sustainable settlement as identified within the adopted Local plan Strategy.</p> <p>Outside settlement. Site is within the Fradley Strategic Development Allocation within the Local Plan Strategy.</p> <p>Access to the site needs to be identified.</p> <p>Loss of Grade 3 Agricultural Land may need justification. An SBI and BAS are within 1km and the impact on them may need further investigation. Site is within the Cannock Chase zone of influence therefore mitigation may be required.</p>				<p><b>Availability Notes:</b></p> <p>Site is not currently for sale or being marketed but has been promoted by the owner/agent.</p>		<p><b>Achievability Notes:</b></p> <p>No known constraints.</p>	
				<p><b>When is site likely to come forward?:</b> 0 - 5 years</p>			
				<p><b>Proposed Yield:</b> 18</p>		<p><b>Current Deliverability:</b></p> <p>Deliverable</p>	

Table B.141

ID: 438		Settlement: Fradley		Location: Church Lane		Ward: Alrewas and Fradley	
<p><b>Site Area (ha):</b> 10.74</p>	<p><b>Source:</b> Submission</p>	<p><b>Proposal:</b> Mixed</p>	<p><b>Size of Proposed Residential (ha):</b> 2.69</p>			<p><b>Density Rate (dph):</b> 40</p>	
<p><b>Yield Note:</b> indicative at 60% at 30dph</p>							
<p><b>Currently Suitable?</b> Yes</p>				<p><b>Currently Available?</b> Yes</p>		<p><b>Currently Achievable?</b> Yes</p>	
<p><b>Suitability Notes:</b> Outside village boundary but is adjacent to a sustainable settlement as identified within the adopted Local plan Strategy.</p> <p>Outside settlement. Does not wholly comply with current development plan policies in the Local Plan. However site falls within broad area for search for assessment of sites which could contribute to sustainable mixed communities.</p> <p>Loss of Grade 3 Agricultural Land may need justification. An SBI is within 1km and the impact on it may need further investigation. Site is within the Cannock Chase zone of influence therefore mitigation may be required.</p>				<p><b>Availability Notes:</b></p> <p>Multiple ownerships, but agent advises they are working together.</p>		<p><b>Achievability Notes:</b></p> <p>No known constraints.</p>	
				<p><b>When is site likely to come forward?:</b> 0 - 5 years</p>			
				<p>0-5 years</p>	<p>6-10 years</p>	<p>11-15 years</p>	
				<p>150</p>	<p>109</p>	<p>-</p>	
				<p><b>Proposed Yield:</b> 259</p>		<p><b>Current Deliverability:</b></p> <p>Deliverable</p>	

Table B.142

ID: 666		Settlement: Fradley		Location: land off Common Lane		Ward: Alrewas and Fradley	
<p><b>Site Area (ha):</b> 1.01</p>	<p><b>Source:</b> Submission</p>	<p><b>Proposal:</b> Residential</p>	<p><b>Size of Proposed Residential (ha):</b> 1.01</p>			<p><b>Density Rate (dph):</b> 24</p>	
<p><b>Yield Note:</b> Indicative using 80% @ 40dph</p>							
<p><b>Currently Suitable?</b> Yes</p>				<p><b>Currently Available?</b> Yes</p>		<p><b>Currently Achievable?</b> Yes</p>	

ID: 666		Settlement: Fradley		Location: land off Common Lane		Ward: Alrewas and Fradley	
<p><b>Suitability Notes:</b> Outside village boundary but is adjacent to a sustainable settlement as identified within the adopted Local plan Strategy.</p> <p>Outside settlement. Does not wholly comply with current development plan policies in the Local Plan. However site falls within broad area for search for assessment of sites which could contribute to sustainable mixed communities.</p> <p>Loss of Grade 3 Agricultural Land may need justification. An SBI is within 1km and the impact on it may need further investigation. Site is within the Cannock Chase zone of influence therefore mitigation may be required.</p>				<p><b>Availability Notes:</b></p> <p>Multiple ownerships, but agent advises they are working together.</p>		<p><b>Achievability Notes:</b></p> <p>No known constraints.</p>	
				<p><b>When is site likely to come forward?:</b> 0 - 5 years</p>			
				<p><b>Proposed Yield:</b> 24</p>		<p><b>Current Deliverability:</b></p> <p>Deliverable</p>	

Table B.143

ID: 700		Settlement: Fradley		Location: Long Ln., 4		Ward: Alrewas and Fradley	
<p><b>Site Area (ha):</b> 0.03</p>		<p><b>Source:</b> Submission</p>		<p><b>Proposal:</b> Residential</p>		<p><b>Size of Proposed Residential (ha):</b> 0.03</p>	
<p><b>Density Rate (dph):</b> 30</p>							
<p><b>Yield Note:</b> Expired Planning Permission 13/01286/FUL</p>							
<p><b>Currently Suitable?</b> Yes</p>				<p><b>Currently Available?</b> Yes</p>		<p><b>Currently Achievable?</b> Yes</p>	
<p><b>Suitability Notes:</b> Within village boundary which is a sustainable settlement as identified within the adopted Local plan Strategy.</p> <p>Complies with current development plan policies in the Local Plan. Site is within the Cannock Chase zone of influence therefore mitigation may be required.</p>				<p><b>Availability Notes:</b></p> <p>Site is not currently for sale or being marketed .</p>		<p><b>Achievability Notes:</b></p> <p>No known constraints.</p>	
				<p><b>When is site likely to come forward?:</b> 0 - 5 years</p>			
				<p><b>Proposed Yield:</b> 1</p>		<p><b>Current Deliverability:</b></p> <p>Deliverable</p>	

Table B.144

ID: 1119		Settlement: Fradley		Location: land off Common Lane		Ward: Alrewas and Fradley	
<p><b>Site Area (ha):</b> 1.6</p>		<p><b>Source:</b> Submission</p>		<p><b>Proposal:</b> Residential</p>		<p><b>Size of Proposed Residential (ha):</b> 1.28</p>	
<p><b>Density Rate (dph):</b> 40</p>							
<p><b>Yield Note:</b> Indicative using 80% @ 40dph Rep submitted to Reg 19.</p>							
<p><b>Currently Suitable?</b> Yes</p>				<p><b>Currently Available?</b> Yes</p>		<p><b>Currently Achievable?</b> Yes</p>	
<p><b>Suitability Notes:</b> Outside village boundary but is adjacent to a sustainable settlement as identified within the adopted Local plan Strategy.</p> <p>Outside settlement. Does not wholly comply with current development plan policies in the Local Plan. However site falls within broad area for search for assessment of sites which could contribute to sustainable mixed communities.</p>				<p><b>Availability Notes:</b></p> <p>Multiple ownerships, but agent advises they are working together. Site is being promoted by developer through the emerging Local Plan Allocations document. Additional</p>		<p><b>Achievability Notes:</b> No known constraints.</p>	

ID: 1119		Settlement: Fradley	Location: land off Common Lane		Ward: Alrewas and Fradley
Loss of Grade 3 Agricultural Land may need justification. An SBI is within 1km and the impact on it may need further investigation. Site is within the Cannock Chase zone of influence therefore mitigation may be required.			information has been submitted by the developers seeking to address all issues.		
			When is site likely to come forward?: 0 - 5 years		
			Proposed Yield: 54		Current Deliverability: Deliverable

Table B.145

ID: 138		Settlement: Fradley	Location: Bridge Farm		Ward: Alrewas and Fradley	
Site Area (ha): 6.69	Source: Survey	Proposal: Residential	Size of Proposed Residential (ha): 6.69	Density Rate (dph): 40		
Yield Note: See also site 412 and 438. 40dph @ 60%						
Currently Suitable? Yes			Currently Available? No		Currently Achievable? Yes	
<p><b>Suitability Notes:</b> Within village boundary in a settlement considered to be a sustainable settlement as identified within the adopted Local plan Strategy.</p> <p>Part outside settlement. Does not wholly comply with current development plan policies in the Local Plan. However site falls within broad area for search for assessment of sites which could contribute to sustainable mixed communities.</p> <p>Loss of Grade 3 Agricultural Land may need justification. Site has potential for protected species. Site is within the Cannock Chase zone of influence therefore mitigation may be required.</p>			<p><b>Availability Notes:</b></p> <p>Owner has indicated that does not wish to develop at present and has put forward part of site for an alternative use - sports pitches for community use.</p>		<p><b>Achievability Notes:</b></p> <p>No known constraints.</p>	
			When is site likely to come forward?: 6 - 10 years			
			Proposed Yield: 160			Current Deliverability: Developable

Table B.146

ID: 436		Settlement: Fradley	Location: Hay End Lane		Ward: Alrewas and Fradley	
Site Area (ha): 10.19	Source: Submission	Proposal: Residential	Size of Proposed Residential (ha): 10.19		Density Rate (dph): 40	
Yield Note: 40dph@60%						
Currently Suitable? No			Currently Available? Yes		Currently Achievable? Yes	
<p><b>Suitability Notes:</b> Outside village boundary but is adjacent to a sustainable settlement as identified within the adopted Local plan Strategy.</p> <p>Outside settlement. Does not wholly comply with current development plan policies in the Local Plan. However site falls within broad area for search for assessment of sites which could contribute to sustainable mixed communities. Site is within mineral safeguarding area</p>			<p><b>Availability Notes:</b></p> <p>Site is not currently for sale or being marketed but has been promoted by the owner/agent.</p>		<p><b>Achievability Notes:</b> No known constraints.</p>	
			When is site likely to come forward?: 0 - 10 years			
			0-5 years	6-10 years		11-15 years

<b>ID: 436</b>	<b>Settlement: Fradley</b>	<b>Location: Hay End Lane</b>	<b>Ward: Alrewas and Fradley</b>
Loss of Grade 3 Agricultural Land may need justification. An SBI and BAS are within 1km and the impact on them may need further investigation. Site is within the Cannock Chase zone of influence therefore mitigation may be required.	-	250	-
	<b>Proposed Yield: 250</b>		<b>Current Deliverability: Developable</b>

Table B.147

<b>ID: 1120</b>	<b>Settlement: Fradley</b>	<b>Location: Hay End Ln., Sale Ln., Fradley</b>	<b>Ward: Alrewas and Fradley</b>
<b>Site Area (ha): 40.38</b>	<b>Source: Submission</b>	<b>Proposal: Residential</b>	<b>Size of Proposed Residential (ha): 13.65</b>
<b>Yield Note:</b> See also site 412 and 438. Agents propose yield at 30% in rep to Reg 19			
<b>Currently Suitable? No</b>		<b>Currently Available? Yes</b>	<b>Currently Achievable? Yes</b>
<b>Suitability Notes:</b> Outside village boundary in a settlement considered to be a sustainable settlement as identified within the adopted Local Plan Strategy. Does not wholly comply with current development plan policies in the Local Plan. However site falls within broad area for search for assessment of sites which could contribute to sustainable mixed communities. Site is within mineral safeguarding area		<b>Availability Notes:</b> Site is being promoted by developer through the emerging Local Plan Allocations document	<b>Achievability Notes:</b> No known constraints.
Loss of Grade 3 Agricultural Land may need justification. Site has potential for protected species and hedgerows and is adjacent to the Canal conservation area. Site is within the Cannock Chase zone of influence therefore mitigation may be required. A pipeline is adjacent to the site.		<b>When is site likely to come forward?: 6 - 10 years</b>	
		<b>Proposed Yield: 405</b>	<b>Current Deliverability: Developable</b>

Table B.148

<b>ID: 130</b>	<b>Settlement: Fradley</b>	<b>Location: Roman Road</b>	<b>Ward: Alrewas and Fradley</b>
<b>Site Area (ha): 5.08</b>	<b>Source: Omission Site</b>	<b>Proposal: Residential</b>	<b>Size of Proposed Residential (ha): 5.08</b>
<b>Yield Note:</b> 40dph@60%			
<b>Currently Suitable? No</b>		<b>Currently Available? Yes</b>	<b>Currently Achievable? Yes</b>
<b>Suitability Notes:</b> Outside village boundary but is adjacent to a sustainable settlement as identified within the adopted Local plan Strategy. Does not wholly comply with current development plan policies in the RSS, Structure Plan and Local Plan. Unlikely to be considered acceptable from a strategic policy perspective in light of location. Site is within mineral safeguarding area and site safeguarded for mineral infrastructure. Site has potential for protected species. Impact of noise from A38 on prospective residents would need to be designed out. Site is within the Cannock Chase zone of influence therefore mitigation may be required.		<b>Availability Notes:</b> Site is not currently for sale or being marketed but has been promoted by the owner/agent.	<b>Achievability Notes:</b> No known constraints.
		<b>When is site likely to come forward?: -</b>	
		<b>Proposed Yield: 122</b>	<b>Current Deliverability: Not Developable</b>

Table B.149

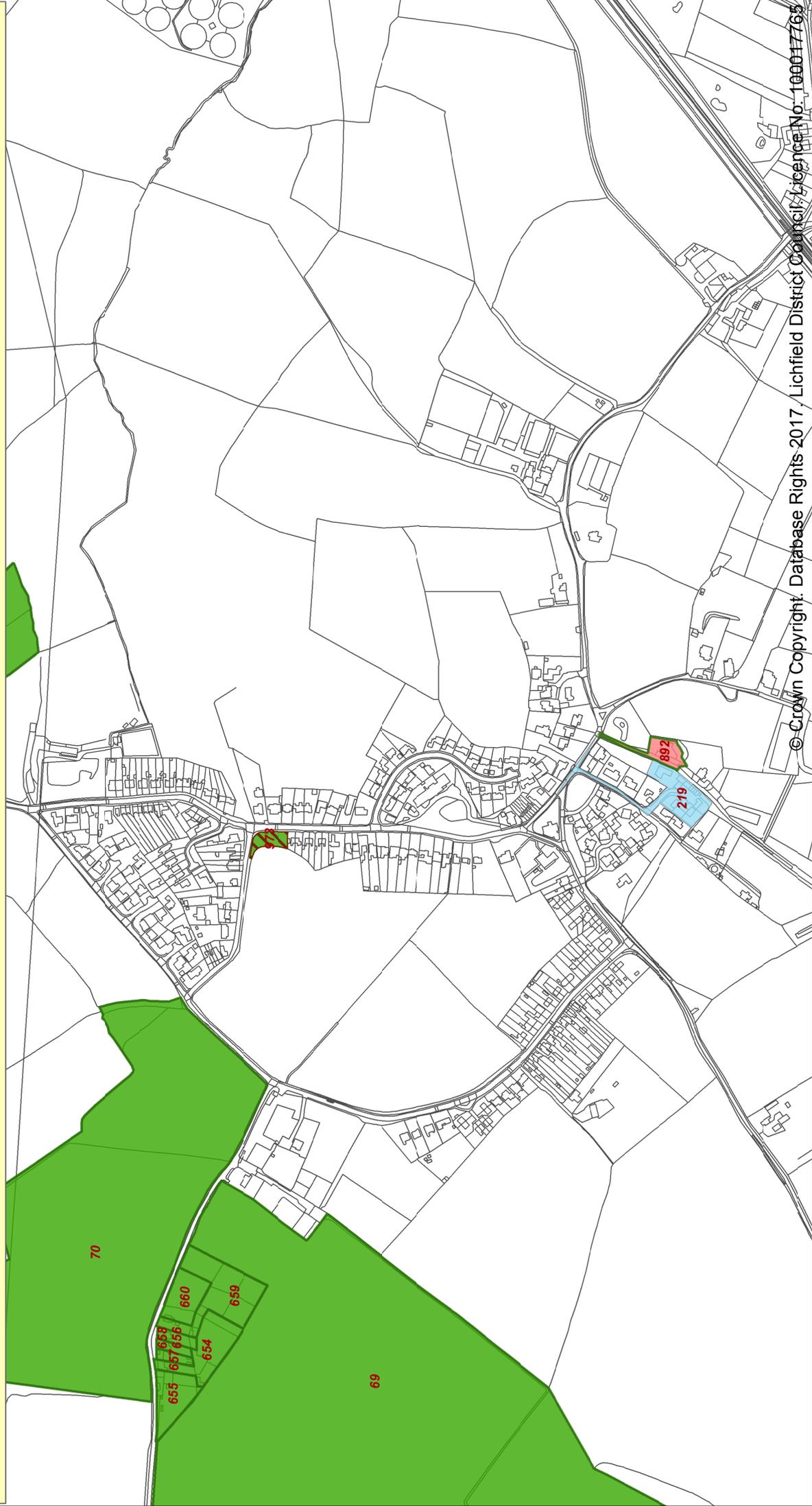
<b>ID: 376</b>		<b>Settlement: Fradley</b>		<b>Location: Dunmore Hay Lane, (Site A)</b>		<b>Ward: Alrewas and Fradley</b>	
<b>Site Area (ha):</b> 0.5	<b>Source:</b> Submission	<b>Proposal:</b> Residential	<b>Size of Proposed Residential (ha):</b> 0.5	<b>Density Rate (dph):</b> 40			
<b>Yield Note:</b> 40dph@80%							
<b>Currently Suitable?</b> No			<b>Currently Available?</b> Yes		<b>Currently Achievable?</b> No		
<p><b>Suitability Notes:</b> Outside village boundary but is adjacent to a sustainable settlement as identified within the adopted Local plan Strategy.</p> <p>Outside settlement. Does not wholly comply with current development plan policies in the Local Plan. However site falls within broad area for search for assessment of sites which could contribute to sustainable mixed communities. Site is within mineral safeguarding area</p> <p>Loss of Grade 3 Agricultural Land may need justification. An SBI is within 1km and the impact on it may need further investigation. Site has potential for protected species. Site is within the Cannock Chase zone of influence therefore mitigation may be required. A pipeline is adjacent to the site.</p>			<p><b>Availability Notes:</b></p> <p>Site is not currently for sale or being marketed but has been promoted by the owner/agent.</p>		<p><b>Achievability Notes:</b> Unknown how measures to improve sustainability would impact on viability.</p>		
			<b>Proposed Yield:</b> 16		<b>Current Deliverability:</b> Not Developable		

Table B.150

<b>ID: 377 (ELAA ID: 93)</b>		<b>Settlement: Fradley</b>		<b>Location: Dunmore Hay Lane, (Site B)</b>		<b>Ward: Alrewas and Fradley</b>	
<b>Site Area (ha):</b> 2.43	<b>Source:</b> Submission	<b>Proposal:</b> Residential	<b>Size of Proposed Residential (ha):</b> 2.43	<b>Density Rate (dph):</b> 40			
<b>Yield Note:</b> 40dph@60%							
<b>Currently Suitable?</b> No			<b>Currently Available?</b> Yes		<b>Currently Achievable?</b> No		
<p><b>Suitability Notes:</b> Outside village boundary but is adjacent to a sustainable settlement as identified within the adopted Local plan Strategy.</p> <p>Outside settlement. Does not wholly comply with current development plan policies in the Local Plan. However site falls within broad area for search for assessment of sites which could contribute to sustainable mixed communities. A pipeline is adjacent to the site. Site is within mineral safeguarding area</p> <p>Loss of Grade 3 Agricultural Land may need justification. An SBI is within 1km and the impact on it may need further investigation. Site has potential for protected species. Site is within the Cannock Chase zone of influence therefore mitigation may be required.</p>			<p><b>Availability Notes:</b></p> <p>Site is not currently for sale or being marketed but has been promoted by the owner/agent.</p>		<p><b>Achievability Notes:</b> Unknown how measures to improve sustainability would impact on viability.</p>		
			<b>Proposed Yield:</b> 58		<b>Current Deliverability:</b> Not Developable		

## B.12 Hammerwich

No decision has been taken to allocate these sites. The inclusion of any site in this assessment does not indicate that it will be allocated or successfully obtain permission for development.



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**Hammerwich**

**NOT TO SCALE**

**SHLAA Sites 2017-2018**

- Complete
- Developable
- Not Developable
- Deliverable
- Green Belt Site
- District Boundary
- Settlement Boundary
- Site under construction
- Site with planning permission
- Proposed for allocation in emerging LPA



**Table B.151**

ID	Location	Source	Planning Application No.	Net Yield	Deliverability
219	Hammerwich House Farm	Complete	05/00894/FUL	5	Complete
973	Adj. 46, Burntwood Rd	Under Construction	16/00328/FUL	4	Deliverable
1080	Apple Tree Farm, 2, Burtwood Rd.,	Planning Permission Full	16/00813/COU	2	Deliverable

**Table B.152**

ID: 701	Settlement: Hammerwich	Location: Stockhay Lane, land rear 37		Ward: Hammerwich
Site Area (ha): 1.6	Source: Submission	Proposal: Residential	Size of Proposed Residential (ha): 1.6	Density Rate: 30
<b>Yield Note:</b> Based on 80% at 30dph				
<b>Currently Suitable?</b> Yes			<b>Currently Available?</b> Yes	<b>Currently Achievable?</b> Yes
<p><b>Suitability Notes:</b> Outside village boundary. The settlement is not considered to be a sustainable settlement in the adopted Local Plan Strategy and it has not been demonstrated how the development of the site would contribute to sustainable communities. However the site is adjacent to Burntwood which is considered to be a sustainable settlement withing the Local Plan Strategy.</p> <p>Within Green Belt. Does not wholly comply with current development plan policies in the Local Plan. However site falls within broad area for search for assessment of sites which could contribute to sustainable mixed communities. May however, depend on other sites in the area coming forward.</p> <p>Loss of Grade 2 Agricultural Land may need justification. Site is within the Cannock Chase zone of influence therefore mitigation may be required.</p>			<p><b>Availability Notes:</b></p> <p>Site is not currently for sale or being marketed but has been promoted by the owner/agent.</p>	<p><b>Achievability Notes:</b></p> <p>No known constraints.</p>
			<b>When is site likely to come forward?:</b> 0 - 5 years	
			<b>Proposed Yield:</b> 38	<b>Current Deliverability:</b> Deliverable

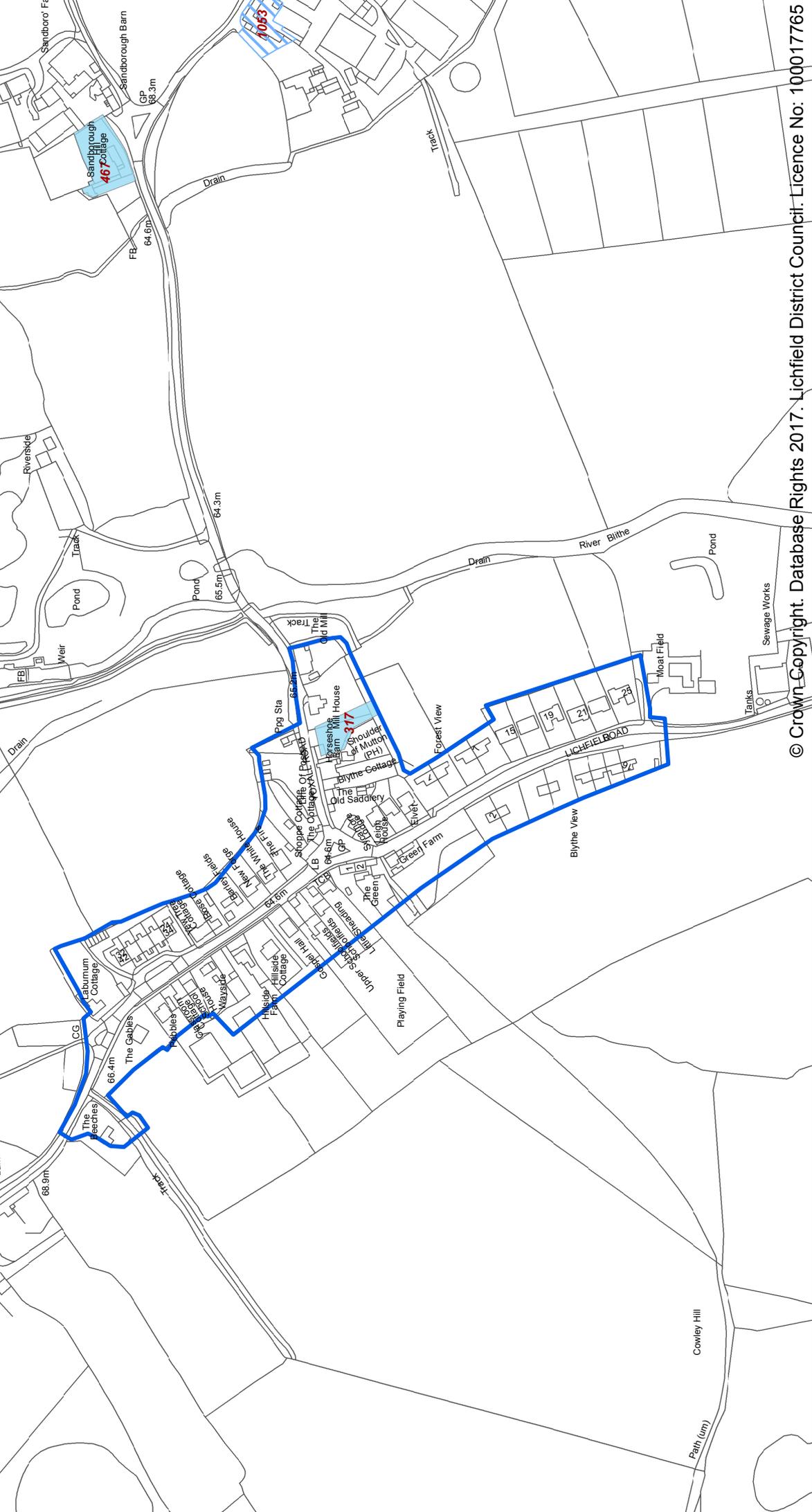
**Table B.153**

ID: 892	Settlement: Hammerwich	Location: Hall Lane, Hammerwich House Farm		Ward: Hammerwich
Site Area (ha): 1.6	Source: Submission	Proposal: Residential	Size of Proposed Residential (ha): 0.1	Density Rate: 30
<b>Yield Note:</b> Based on expired planing permission 13/01052/COU				
<b>Currently Suitable?</b> Yes			<b>Currently Available?</b> Yes	<b>Currently Achievable?</b> Yes
<p><b>Suitability Notes:</b> Outside village boundary. The settlement is not considered to be a sustainable settlement in the adopted Local Plan Strategy and it has not been demonstrated how the development of the site would contribute to sustainable communities.</p> <p>Within Green Belt. Does not wholly comply with current development plan policies in the Local Plan. However site falls within broad area for search for assessment of sites which could contribute to sustainable mixed communities. May however, depend on other sites in the area coming forward.</p>			<p><b>Availability Notes:</b></p> <p>Site is not currently for sale or being marketed but has been promoted by the owner/agent.</p>	<p><b>Achievability Notes:</b></p> <p>No known constraints.</p>
			<b>When is site likely to come forward?:</b> 0 - 5 years	

ID: 892	Settlement: Hammerwich	Location: Hall Lane, Hammerwich House Farm	Ward: Hammerwich
Loss of Grade 2 Agricultural Land may need justification. Site is within the Cannock Chase zone of influence therefore mitigation may be required.		<b>Proposed Yield:</b> 1	<b>Current Deliverability:</b> Not developable

## B.13 Hamstall Ridware

No decision has been taken to allocate these sites. The inclusion of any site in this assessment does not indicate that it will be allocated or successfully obtain permission for development.



**Hamstall Ridware**

**SHLAA Sites 2017-2018**

- Complete
- Developable
- Not Developable
- Deliverable
- Green Belt Site
- District Boundary
- Settlement Boundary
- Site under construction
- Site with planning permission
- Proposed for allocation in emerging LPA

**NOT TO SCALE**

**Lichfield**  
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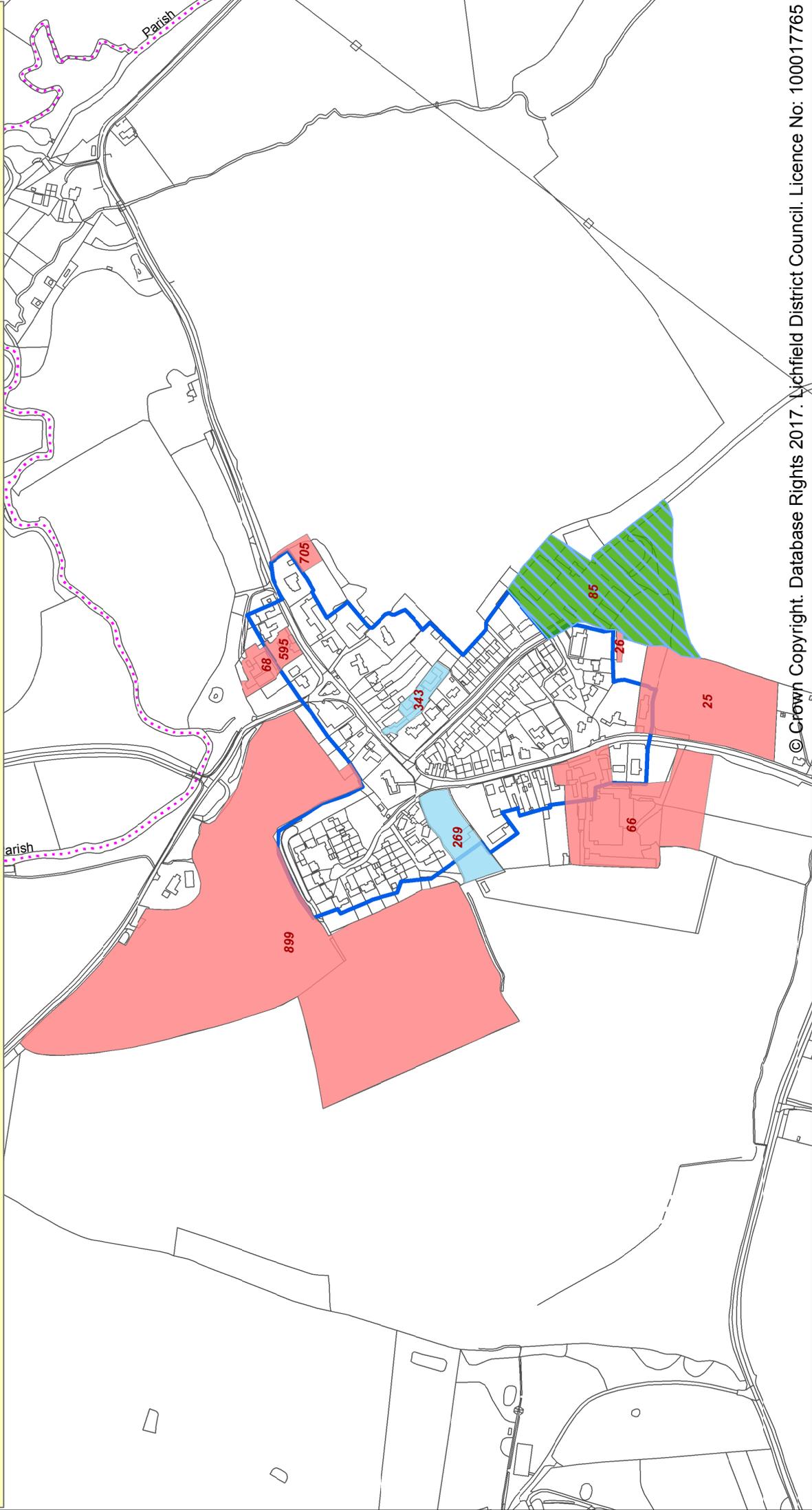
## Hamstall Ridware

Table B.154

ID	Location	Source	Planning Application No.	Net Yield	Deliverability
317	Yoxall Road, Mill House	Complete	04/01362/COU	1	Complete

## B.14 Harlaston

No decision has been taken to allocate these sites. The inclusion of any site in this assessment does not indicate that it will be allocated or successfully obtain permission for development.



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**Harlaston**

**SHLAA Sites 2017-2018**

- Complete
- Developable
- Not Developable
- Deliverable
- Green Belt Site
- District Boundary
- Settlement Boundary
- Site under construction
- Site with planning permission
- Proposed for allocation in emerging LPA

**NOT TO SCALE**



## Harlaston

Table B.155

ID	Location	Source	Planning Application No.	Net Yield	Deliverability
85	Manor Lane, Fishpits Farm,	Planning permission subject to S106	16/01409/FULM	24	Deliverable
269	Churchside, The Old Rectory	Complete	06/00856/FUL	1	Complete
343	The Green Yard	Complete	05/00760/FUL	2	Complete

Table B.156

ID: 25		Settlement: Harlaston		Location: Main Road		Ward: Mease and Tame	
<b>Site Area (ha):</b> 1.35		<b>Source:</b> Submission		<b>Proposal:</b> Residential		<b>Size of Proposed Residential (ha):</b> 1.35	
						<b>Density Rate (dph):</b> 30	
<b>Yield Note:</b> 30dph@80% used to reflect surrounding character and grain of adjacent settlement							
<b>Currently Suitable?</b> No				<b>Currently Available?</b> Yes		<b>Currently Achievable?</b> No	
<b>Suitability Notes:</b> The site is outside the current village boundary. The settlement is not considered to be a sustainable settlement in the adopted Local Plan Strategy and it has not been demonstrated how the development of the site would contribute to sustainable communities.				<b>Availability Notes:</b> Site is not currently for sale or being marketed but has been promoted by the owner/agent.		<b>Achievability Notes:</b> Unknown how measures to improve sustainability would impact on viability.	
Outside settlement. Does not wholly comply with current development plan policies in the Local Plan. Unlikely to be considered acceptable from a strategic policy perspective in light of location.				<b>When is site likely to come forward?:</b> -			
Within Conservation Area. Loss of Grade 3 Agricultural Land may need justification. SSSI & SBI are within 1km and the impact on them may need further investigation. Site has potential for protected species. Site is within the River Mease water catchment therefore mitigation will be required.				<b>Proposed Yield:</b> 32		<b>Current Deliverability:</b> Not Developable	

Table B.157

ID: 26		Settlement: Harlaston		Location: Main Road		Ward: Mease and Tame	
<b>Site Area (ha):</b> 0.02		<b>Source:</b> Submission		<b>Proposal:</b> Residential		<b>Size of Proposed Residential (ha):</b> 0.02	
						<b>Density Rate (dph):</b> 30	
<b>Yield Note:</b> 30dph@80% used to reflect surrounding character and grain of adjacent settlement							
<b>Currently Suitable?</b> No				<b>Currently Available?</b> Yes		<b>Currently Achievable?</b> No	
<b>Suitability Notes:</b> The site is outside the current village boundary. The settlement is not considered to be a sustainable settlement in the adopted Local Plan Strategy and it has not been demonstrated how the development of the site would contribute to sustainable communities.				<b>Availability Notes:</b> Site is not currently for sale or being marketed but has been promoted by the owner/agent.		<b>Achievability Notes:</b> Suitable access	

ID: 26	Settlement: Harlaston	Location: Main Road	Ward: Mease and Tame
<p>Outside settlement. Does not wholly comply with current development plan policies in the Local Plan. Unlikely to be considered acceptable from a strategic policy perspective in light of location.</p> <p>Loss of Grade 3 Agricultural Land may need justification. SSSI &amp; SBI are within 1km and the impact on them may need further investigation. Site has potential for protected species. Site is within the River Mease water catchment therefore mitigation will be required.</p>			<p>required. Unknown how measures to improve sustainability would impact on viability.</p>
		<b>When is site likely to come forward?: -</b>	
		<b>Proposed Yield: 1</b>	<b>Current Deliverability: Not Developable</b>

Table B.158

ID: 66	Settlement: Harlaston	Location: Church Farm	Ward: Mease and Tame
<b>Site Area (ha): 1.6</b>	<b>Source: Submission</b>	<b>Proposal: Residential</b>	<b>Size of Proposed Residential (ha): 1.6</b>
<b>Density Rate (dph): 30</b>			
<b>Yield Note:</b> 30dph@80% used to reflect surrounding character and grain of adjacent settlement. If development focused on area inside village boundary then yield of 8 appropriate.			
<b>Currently Suitable? No</b>		<b>Currently Available? Yes</b>	<b>Currently Achievable? No</b>
<p><b>Suitability Notes:</b> The site is outside the current village boundary. The settlement is not considered to be a sustainable settlement in the adopted Local Plan Strategy and it has not been demonstrated how the development of the site would contribute to sustainable communities.</p> <p>Outside settlement. Does not wholly comply with current development plan policies in the Local Plan. Unlikely to be considered acceptable from a strategic policy perspective in light of location.</p> <p>Within Conservation Area. Loss of Grade 3 Agricultural Land may need justification. SSSI &amp; SBI are within 1km and the impact on them may need further investigation. Site has potential for protected species. Site is within the River Mease water catchment therefore mitigation will be required.</p>		<p><b>Availability Notes:</b> Site is not currently for sale or being marketed but has been promoted by the owner/agent.</p>	<p><b>Achievability Notes:</b> Remediation of site may be required but unlikely to affect viability. Unknown how measures to improve sustainability would impact on viability.</p>
		<b>When is site likely to come forward?: -</b>	
		<b>Proposed Yield: 38</b>	<b>Current Deliverability: Not Developable</b>

Table B.159

ID: 68 (ELAA ID: 92)	Settlement: Harlaston	Location: Haunton Road, The Homestead	Ward: Mease and Tame
<b>Site Area (ha): 0.25</b>	<b>Source: Submission</b>	<b>Proposal: Residential</b>	<b>Size of Proposed Residential (ha): 0.25</b>
<b>Density Rate (dph): 30</b>			
<b>Yield Note:</b> 30dph@80% used to reflect surrounding character and grain of adjacent settlement. If development focused on area inside village boundary then yield of 3 appropriate accounting for ex house.			
<b>Currently Suitable? No</b>		<b>Currently Available? Yes</b>	<b>Currently Achievable? No</b>
<p><b>Suitability Notes:</b> The site is outside the current village boundary. The settlement is not considered to be a sustainable settlement in the adopted Local Plan Strategy and it has not been demonstrated how the development of the site would contribute to sustainable communities.</p>		<p><b>Availability Notes:</b> Site is not currently for sale or being marketed but has been promoted by the owner/agent.</p>	<p><b>Achievability Notes:</b> Unknown how</p>

ID: 68 (ELAA ID: 92)	Settlement: Harlaston	Location: Haunton Road, The Homestead	Ward: Mease and Tame
<p>Outside settlement. Does not wholly comply with current development plan policies in the Local Plan. Unlikely to be considered acceptable from a strategic policy perspective in light of location.</p> <p>Floodzone 2 (part) 3a (part). SFRA may be required.</p> <p>Within Conservation Area. Loss of Grade 3 Agricultural Land may need justification. SSSI &amp; SBI are within 1km and the impact on them may need further investigation. Site has potential for protected species. Site is within the River Mease water catchment therefore mitigation will be required.</p>			<p>measures to improve sustainability would impact on viability.</p>
		<b>When is site likely to come forward?: -</b>	
		<b>Proposed Yield: 8</b>	<b>Current Deliverability: Not Developable</b>

Table B.160

ID: 595	Settlement: Harlaston	Location: Haunton Road, The Homestead	Ward: Mease and Tame
<b>Site Area (ha): 0.1</b>	<b>Source: Expired</b>	<b>Proposal: Residential</b>	<b>Size of Proposed Residential (ha): 0.1</b>
<b>Yield Note:</b> Yield from expired planning permission			
<b>Currently Suitable? Yes</b>		<b>Currently Available? Yes</b>	<b>Currently Achievable? No</b>
<p><b>Suitability Notes:</b> The site is within the current village boundary. The settlement is not considered to be a sustainable settlement in the adopted Local Plan Strategy and it has not been demonstrated how the development of the site would contribute to sustainable communities.</p> <p>Within Conservation Area and listed building within the site.</p> <p>SSSI &amp; SBI are within 1km and the impact on them may need further investigation. Site has potential for protected species. Site is within the River Mease water catchment therefore mitigation will be required.</p>		<p><b>Availability Notes:</b> Site is not currently for sale or being marketed but has been promoted by the owner/agent.</p>	<p><b>Achievability Notes:</b></p>
		<b>When is site likely to come forward?: -</b>	
		<b>Proposed Yield: 1</b>	<b>Current Deliverability: Not Developable</b>

Table B.161

ID: 705	Settlement: Harlaston	Location: Haunton Road, land rear Yew Tree House	Ward: Mease and Tame
<b>Site Area (ha): 0.1</b>	<b>Source: Submission</b>	<b>Proposal: Residential</b>	<b>Size of Proposed Residential (ha): 0.1</b>
<b>Yield Note:</b> as indicated by landowner			
<b>Currently Suitable? No</b>		<b>Currently Available? Yes</b>	<b>Currently Achievable? No</b>
<p><b>Suitability Notes:</b> The site is outside the current village boundary. The settlement is not considered to be a sustainable settlement in the adopted Local Plan Strategy and it has not been demonstrated how the development of the site would contribute to sustainable communities.</p> <p>Outside settlement. Does not wholly comply with current development plan policies in the Local Plan. Unlikely to be considered acceptable from a strategic policy perspective in light of location.</p>		<p><b>Availability Notes:</b> Site is not currently for sale or being marketed but has been promoted by the owner/agent.</p>	<p><b>Achievability Notes:</b> Unknown how measures to improve sustainability would impact on viability.</p>
		<b>When is site likely to come forward?: -</b>	

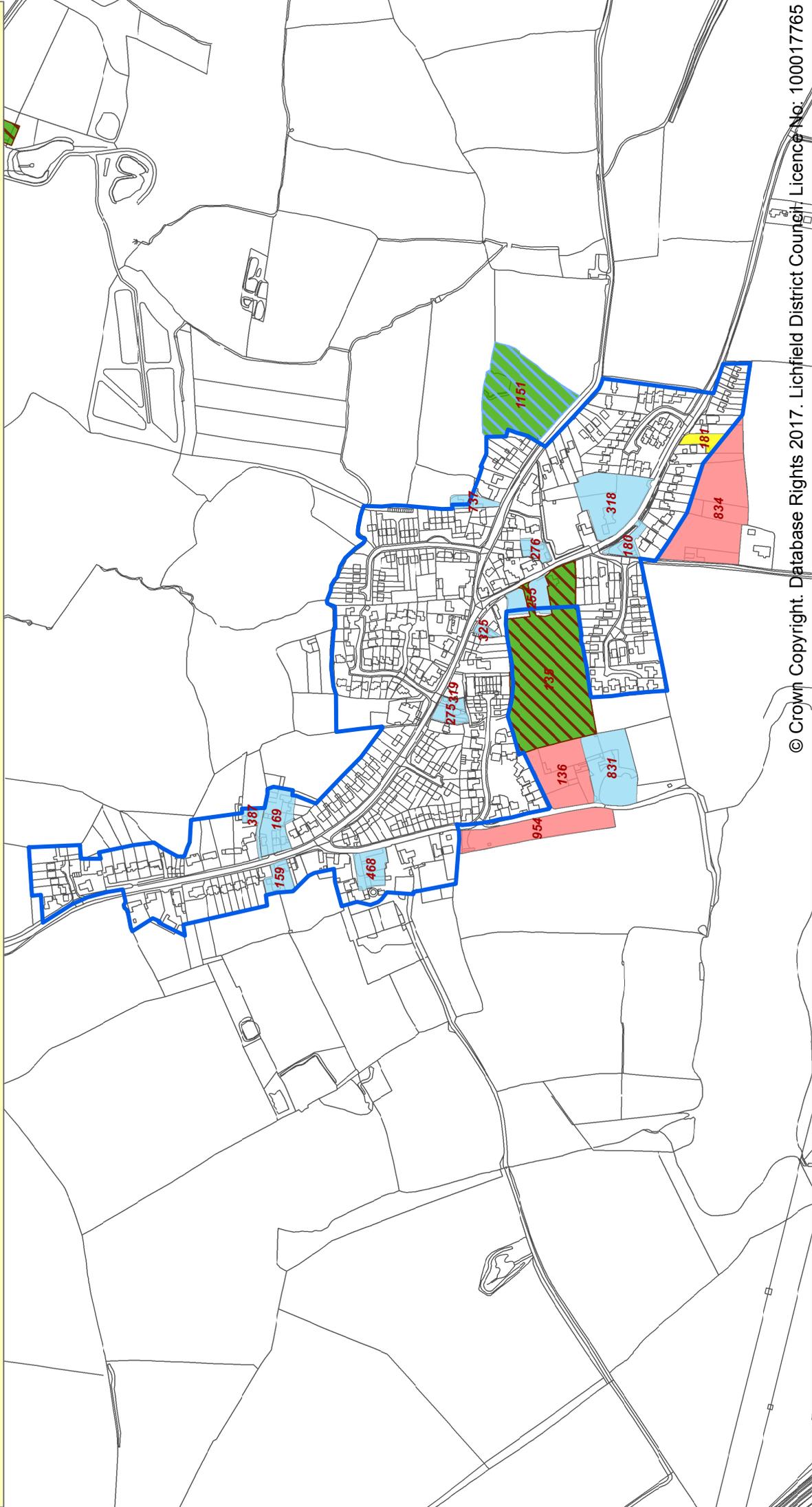
<b>ID: 705</b>	<b>Settlement: Harlaston</b>	<b>Location: Haunton Road, land rear Yew Tree House</b>	<b>Ward: Mease and Tame</b>
Within Conservation Area. SSSI & SBI are within 1km and the impact on them may need further investigation. Site has potential for protected species. Site is within the River Mease water catchment therefore mitigation will be required.		<b>Proposed Yield: 1</b>	<b>Current Deliverability: Not Developable</b>

**Table B.162**

<b>ID: 899</b>	<b>Settlement: Harlaston</b>	<b>Location: Scotland Lane, Harlaston</b>		<b>Ward: Mease and Tame</b>
<b>Site Area (ha): 8.9</b>	<b>Source: Submission</b>	<b>Proposal: Residential</b>	<b>Size of Proposed Residential (ha): 6.23</b>	<b>Density Rate (dph): 30</b>
<b>Yield Note:</b> 30dph@60% used to reflect surrounding character and grain of adjacent settlement. I				
<b>Currently Suitable? No</b>		<b>Currently Available? Yes</b>		<b>Currently Achievable? No</b>
<b>Suitability Notes:</b> The site is outside the current village boundary. The settlement is not considered to be a sustainable settlement in the adopted Local Plan Strategy and it has not been demonstrated how the development of the site would contribute to sustainable communities.		<b>Availability Notes:</b> Site is not currently for sale or being marketed but has been promoted by the owner/agent.		<b>Achievability Notes:</b> Unknown how measures to improve sustainability would impact on viability.
Outside settlement. Does not wholly comply with current development plan policies in the Local Plan. Unlikely to be considered acceptable from a strategic policy perspective in light of location.		<b>When is site likely to come forward?: -</b>		
Floodzone 2 (part) 3a (part). SFRA may be required.		<b>Proposed Yield: 190</b>		<b>Current Deliverability: Not Developable</b>
Within Conservation Area. Loss of Grade 3 Agricultural Land may need justification. SSSI & SBI are within 1km and the impact on them may need further investigation. Site has potential for protected species. Site is within the River Mease water catchment therefore mitigation will be required.				

## **B.15 Hill Ridware**

No decision has been taken to allocate these sites. The inclusion of any site in this assessment does not indicate that it will be allocated or successfully obtain permission for development.



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**Hill Ridware**

**SHLAA Sites 2017-2018**

- Complete
- Developable
- Not Developable
- Deliverable
- Green Belt Site
- District Boundary
- Settlement Boundary
- Site under construction
- Site with planning permission
- Proposed for allocation in emerging LPA

**NOT TO SCALE**

## Hill Ridware

Table B.163

ID	Location	Source	Planning Application No.	Net Yield	Deliverability
318	The Cottage	Complete	00/01097/FUL	1	Complete
159	Abbeylands Cottage, 11 Rake End	Complete	07/00317/REM	1	Complete
180	Uttoxeter Road, 43a	Complete	07/00583/OUT	1	Complete
319	Hathaway, 95 Manley Road	Complete	00/00850/FUL	1	Complete
387	Rake End, Rear of Rake End House	Complete	04/00459/OUT	1	Complete
468	Wade Lane Farm, Hill Ridware	Complete	96/00666/FUL	1	Complete
325	Uttoxeter Road, 73	Complete	03/01414/FUL	2	Complete
275	Uttoxeter Road, 95	Complete	07/00077/FUL	3	Complete
169	Orchard Farm, Hill Ridware	Complete	07/01215/FUL	9	Complete
276	Uttoxeter Road, 56	Complete	07/00864/FUL	2	Complete
255	Royal Oak, land adj	Complete	11/01141/FUL	9	Complete
737	School Lane, Avondale	Complete	11/00775/FUL	3	Complete
135	Uttoxeter Road, Hill Ridware	Under construction	14/00147/OUTM & 15/01150/REMM	39	Deliverable
831	Wade Lane, Ridware Hall	Complete	13/00138/FUL	1	Complete
1151	School Ln., Land Adj. 29,	Planning Permission Full	16/00090/FULM	33	Deliverable

Table B.164

ID: 181		Settlement: Hill Ridware		Location: Uttoxeter Road, between 21 & 23		Ward: Colton and Mavesyn Ridware	
Site Area (ha): 0.09	Source: Omission Site	Proposal: Residential	Size of Proposed Residential (ha): 0.09	Density Rate (dph): 30			
<b>Yield Note:</b> Yield based on previous planning application which has now expired							
<b>Currently Suitable?</b> No			<b>Currently Available?</b> No		<b>Currently Achievable?</b> Yes		
<b>Suitability Notes:</b> The site is within the village boundary, and planning permission has been granted previously. Site is within mineral safeguarding area. Site is within the Cannock Chase zone of influence therefore mitigation may be required.			<b>Availability Notes:</b> Planning permission has now expired		<b>Achievability Notes:</b> No known constraints		
			<b>When is site likely to come forward?:</b> 6 - 10 years				
			<b>Proposed Yield:</b> 1		<b>Current Deliverability:</b> Developable		

Table B.165

ID: 136	Settlement: Hill Ridware	Location: Wade Street		Ward: Colton and Mavesyn Ridware
Site Area (ha): 0.2	Source: Omission Site	Proposal: Residential	Size of Proposed Residential (ha): 0.2	Density Rate (dph): 30
<b>Yield Note:</b> 30dph@80% used to reflect nature and character of settlement				
Currently Suitable? No		Currently Available? Yes		Currently Achievable? Yes
<p><b>Suitability Notes:</b> The site is outside the current village boundary. The settlement is not considered to be a sustainable settlement in the adopted Local Plan Strategy and it has not been demonstrated how the development of the site would contribute to sustainable communities.</p> <p>Outside settlement. Does not wholly comply with current development plan policies in the Local Plan. Unlikely to be considered acceptable from a strategic policy perspective in light of location.</p> <p>Investigation of coal subsidence area may be required. Site is within mineral safeguarding area. Loss of Grade 3 Agricultural Land may need justification. Site has potential for protected species. Site is within the Cannock Chase zone of influence therefore mitigation may be required.</p>		<p><b>Availability Notes:</b></p> <p>Site is not currently for sale or being marketed but has been promoted by the owner/agent.</p>		<p><b>Achievability Notes:</b></p> <p>No known constraints</p>
		When is site likely to come forward?: -		
		Proposed Yield: 6	Current Deliverability: Not Developable	

Table B.166

ID: 834	Settlement: Hill Ridware	Location: Church Lane, land south of Hill Ridware		Ward: Colton and Mavesyn Ridware
Site Area (ha): 1.1	Source: Submission	Proposal: Residential	Size of Proposed Residential (ha): 1.1	Density Rate (dph): 30
<b>Yield Note:</b> 30dph@80% used to reflect nature and character of settlement				
Currently Suitable? No		Currently Available? Yes		Currently Achievable? Yes
<p><b>Suitability Notes:</b> The site is outside the current village boundary. The settlement is not considered to be a sustainable settlement in the RSSS and it has not been demonstrated how the development of this site would improve its sustainability.</p> <p>Outside settlement. Does not wholly comply with current development plan policies in the Local Plan. Unlikely to be considered acceptable from a strategic policy perspective in light of location.</p> <p>Investigation of coal subsidence area may be required. Site is within mineral safeguarding area. Loss of Grade 3 Agricultural Land may need justification. Site has potential for protected species. Site is within the Cannock Chase zone of influence therefore mitigation may be required.</p>		<p><b>Availability Notes:</b></p> <p>Site is not currently for sale or being marketed but has been promoted by the owner/agent.</p>		<p><b>Achievability Notes:</b> No known constraints</p>
		When is site likely to come forward?: -		
		Proposed Yield: 26	Current Deliverability: Not Developable	

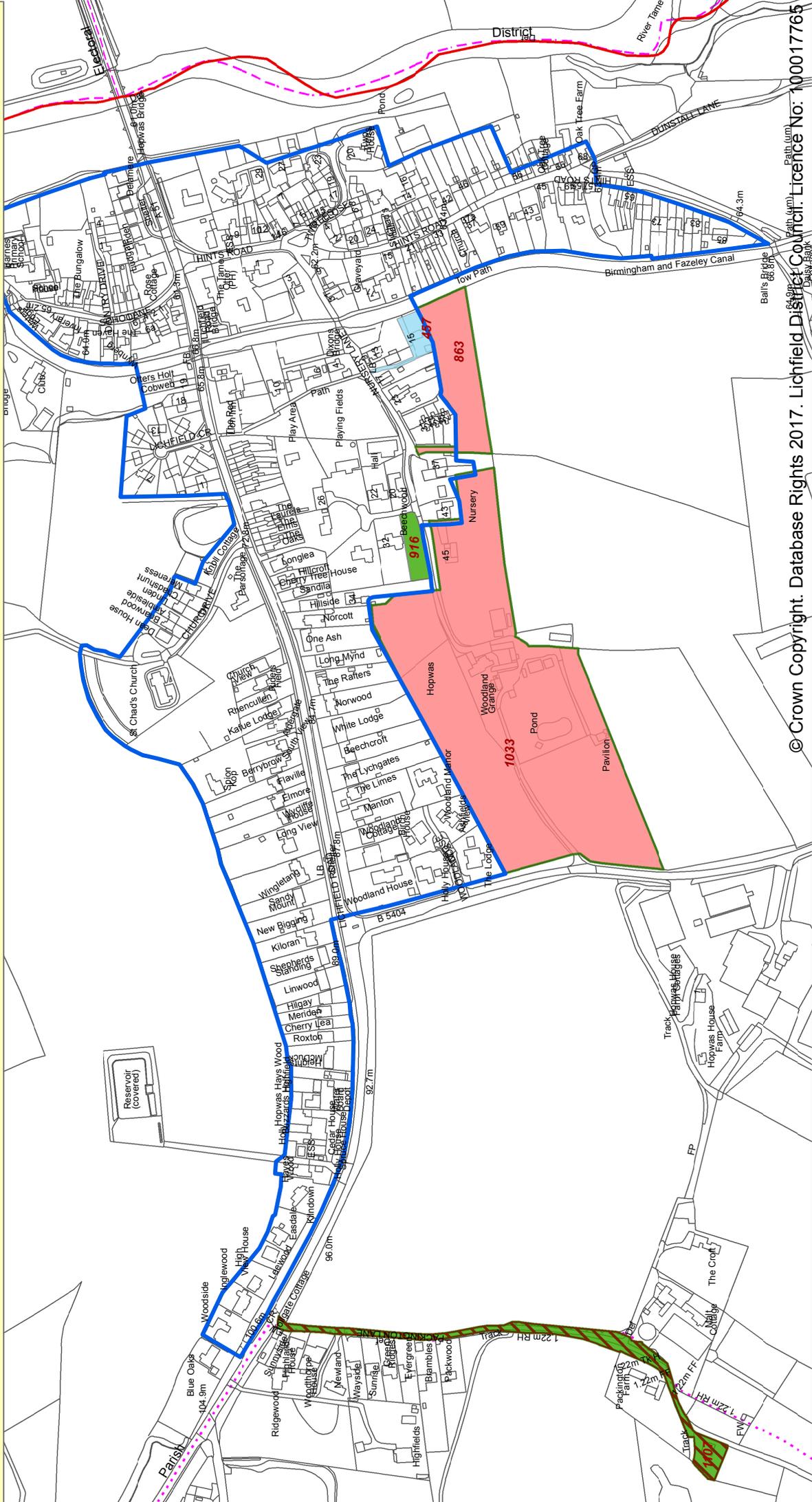
Table B.167

ID: 954	Settlement: Hill Ridware	Location: Wade Lane, land south of		Ward: Colton and Mavesyn Ridware
Site Area (ha): 0.5	Source: Submission	Proposal: Residential	Size of Proposed Residential (ha): 0.4	Density Rate (dph): 30

ID: 954		Settlement: Hill Ridware		Location: Wade Lane, land south of		Ward: Colton and Mavesyn Ridware	
<b>Yield Note:</b> 30dph@80%							
<b>Currently Suitable?</b> No				<b>Currently Available?</b> Yes		<b>Currently Achievable?</b> Yes	
<p><b>Suitability Notes:</b> The site is outside the current village boundary. The settlement is not considered to be a sustainable settlement in the adopted Local Plan Strategy and it has not been demonstrated how the development of the site would contribute to sustainable communities.</p> <p>Outside settlement. Does not wholly comply with current development plan policies in the Local Plan. Unlikely to be considered acceptable from a strategic policy perspective in light of location.</p> <p>Investigation of coal subsidence area may be required. Site is within mineral safeguarding area. Loss of Grade 3 Agricultural Land may need justification. Site has potential for protected species. Site is within the Cannock Chase zone of influence therefore mitigation may be required.</p>				<p><b>Availability Notes:</b></p> <p>Site is not currently for sale or being marketed but has been promoted by the owner/agent.</p>		<p><b>Achievability Notes:</b> No known constraints</p>	
				<b>Proposed Yield:</b> 12		<b>Current Deliverability:</b> Not Developable	

## B.16 Hopwas

No decision has been taken to allocate these sites. The inclusion of any site in this assessment does not indicate that it will be allocated or successfully obtain permission for development.



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NOT TO SCALE

**Hopwas**

**SHLAA Sites 2017-2018**

- Complete
- Developable
- Not Developable
- Deliverable
- Green Belt Site
- District Boundary
- Settlement Boundary
- Site under construction
- Site with planning permission
- Proposed for allocation in emerging LPA

## Hopwas

Table B.168

ID	Location	Source	Planning Application No.	Net Yield	Deliverability
457	Nursery Lane, land rear of 17	Complete	07/00916/FUL	1	Complete

Table B.169

D: 916	Settlement: Hopwas	Location: Nursery Lane, land adj 32		Ward: Whittington and Streethay
Site Area (ha): 0.4	Source: Expired	Proposal: Residential	Size of Proposed Residential (ha): 0.09	Density Rate (dph): 30
<b>Yield Note:</b> Yield from expired planning permission 13/01266/FUL has been used				
Currently Suitable? Yes			Currently Available? Yes	Currently Achievable? Yes
<p><b>Suitability Notes:</b> The site is within the current village boundary. The settlement is not considered to be a sustainable settlement in the adopted Local Plan Strategy and it has not been demonstrated how the development of the site would contribute to sustainable communities.</p> <p>Does comply with current development plan policies in the Local Plan.</p> <p>Is within 1000m of SBI and ancient woodland.</p>			<p><b>Availability Notes:</b></p> <p>Site is not currently for sale or being marketed but has been promoted by the owner/agent.</p>	<p><b>Achievability Notes:</b> No known constraints</p>
			When is site likely to come forward?: 0-5	
			Proposed Yield: 1	Current Deliverability: Deliverable

Table B.170

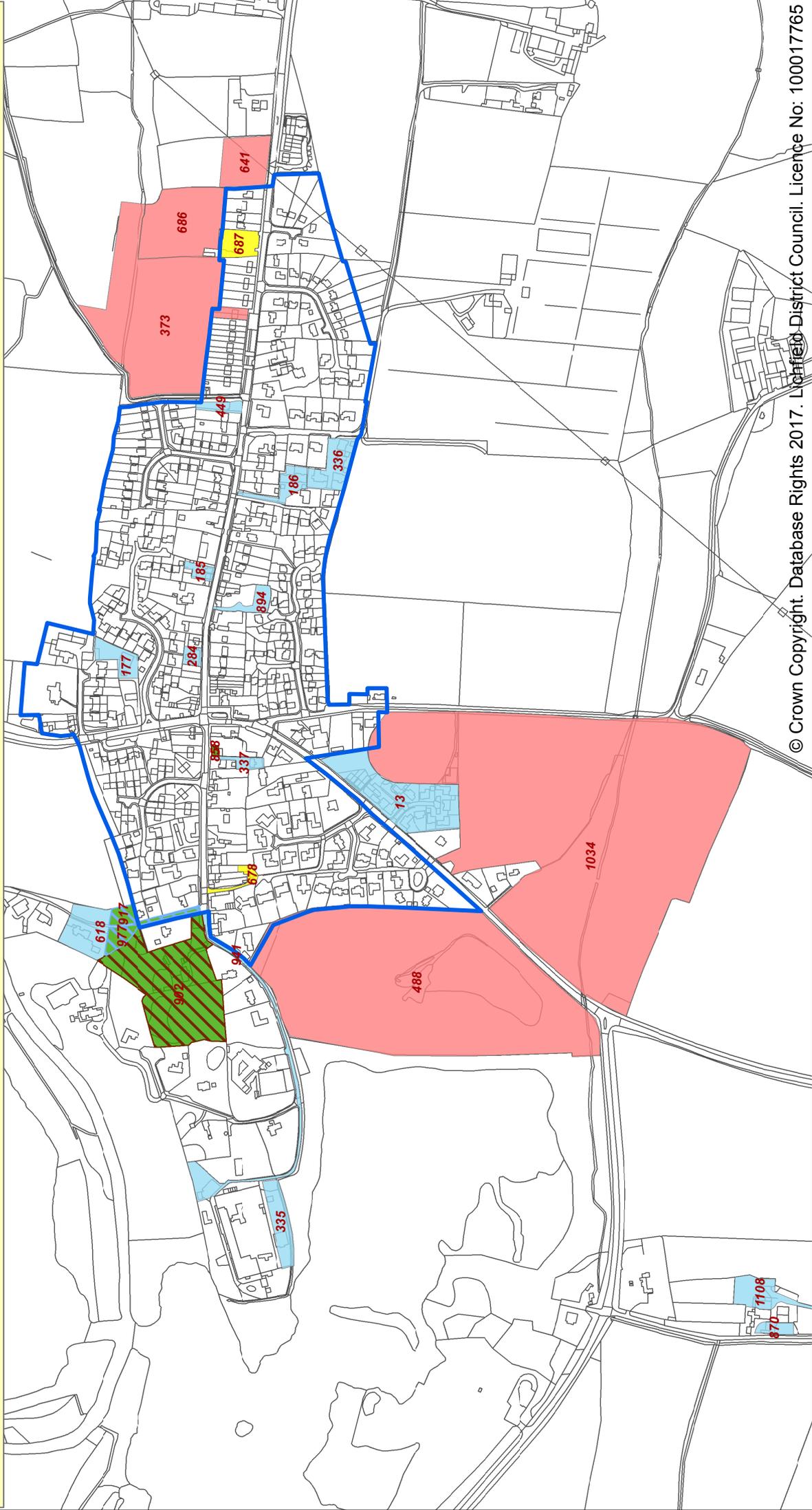
ID: 863	Settlement: Hopwas	Location: Nursery Lane, land off		Ward: Whittington and Streethay
Site Area (ha): 0.4	Source: Submission	Proposal: Residential	Size of Proposed Residential (ha): 0.4	Density Rate (dph): 30
<b>Yield Note:</b> 30dph @ 100% has been used				
Currently Suitable? No			Currently Available? Yes	Currently Achievable? No
<p><b>Suitability Notes:</b> The site is outside the current village boundary. The settlement is not considered to be a sustainable settlement in the adopted Local Plan Strategy and it has not been demonstrated how the development of the site would contribute to sustainable communities.</p> <p>Within greenbelt. Does not wholly comply with current development plan policies in the Local Plan. Unlikely to be considered acceptable from a strategic policy perspective in light of location. Site is within mineral safeguarding area.</p> <p>Is within 1000m of SBI and ancient woodland. Loss of Grade 3 agricultural land may need justification. Site has potential for protected species. Site is adjacent to Conservation Area.</p>			<p><b>Availability Notes:</b></p> <p>Site is not currently for sale or being marketed but has been promoted by the owner/agent.</p>	<p><b>Achievability Notes:</b> Unknown how measures to improve sustainability would impact on viability.</p>
			When is site likely to come forward?: -	
			Proposed Yield: 12	Current Deliverability: Not Developable

Table B.171

<b>ID: 1033</b>	<b>Settlement: Hopwas</b>	<b>Location: Plantation Lane, land off</b>		<b>Ward: Whittington and Streethay</b>
<b>Site Area (ha): 3.93</b>	<b>Source: Submission</b>	<b>Proposal: Residential</b>	<b>Size of Proposed Residential (ha): 3.93</b>	<b>Density Rate (dph): 30</b>
<b>Yield Note:</b> 30dph @ 100% has been used				
<b>Currently Suitable? No</b>		<b>Currently Available? Yes</b>		<b>Currently Achievable? No</b>
<p><b>Suitability Notes:</b> The site is outside the current village boundary. The settlement is not considered to be a sustainable settlement in the adopted Local Plan Strategy and it has not been demonstrated how the development of the site would contribute to sustainable communities.</p> <p>Within greenbelt. Does not wholly comply with current development plan policies in the Local Plan. Unlikely to be considered acceptable from a strategic policy perspective in light of location. Site is within mineral safeguarding area.</p> <p>Is within 1000m of SBI and ancient woodland. Loss of Grade 3 agricultural land may need justification. Site has potential for protected species and hedgerows.</p>		<p><b>Availability Notes:</b></p> <p>Site is not currently for sale or being marketed but has been promoted by the owner/agent.</p>		<p><b>Achievability Notes:</b></p> <p>Unknown how measures to improve sustainability would impact on viability.</p>
		<b>When is site likely to come forward?: -</b>		
		<b>Proposed Yield: 70</b>	<b>Current Deliverability: Not Developable</b>	

## B.17 Kings Bromley

No decision has been taken to allocate these sites. The inclusion of any site in this assessment does not indicate that it will be allocated or successfully obtain permission for development.



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**Kings Bromley**

**SHLAA Sites 2017-2018**

- Complete
- Developable
- Not Developable
- Deliverable
- Green Belt Site
- District Boundary
- Settlement Boundary
- Site under construction
- Site with planning permission
- Proposed for allocation in emerging LPA

**NOT TO SCALE**



**Table B.172**

ID	Location	Source	Planning Application No.	Net Yield	Deliverability
177	The Hollies, land rear of	Complete	04/00730/OUT	1	Complete
185	Alrewas Road, land adj 31	Complete	04/01247/FUL	1	Complete
186	Alrewas Road, land adj 52	Complete	03/01208/FUL	2	Complete
449	Alrewas Road, 63	Complete	07/00977/FUL	1	Complete
284	Alrewas Road, 17	Complete	03/01018/COU	1	Complete
335	Manor Bungalow, Manor Park	Complete	04/00365/FUL	1	Complete
337	Manor Road, rear of 3	Complete	05/00786/FUL	1	Complete
618	Manor Walk, land rear of	Complete	04/01133/FUL	1	Complete
336	Vicarage Lane, 8	Complete	06/00066/FUL	3	Complete
858	Manor Road, 1 The Old Forge	Under Construction	13/00896/COU & 17/01366/COU	1	Deliverable
894	Alrewas Road, land off 26 & 28	Complete	13/01057/FUL	1	Complete
902	Manor Park, Manor Croft	Under Construction	13/01249/FUL	3	Deliverable
917	Manor Walk, land adj Tree Tops	Planning Permission Full	14/00285/FUL	1	Deliverable
941	Manor Park, land adj Kew	Complete	14/00674/FUL	1	Complete
977	Maor Walk, Tree Tops	Planning Permission Full	14/01256/FUL	1	Deliverable
13	Lichfield Road, Kings Bromley	Complete	14/00683/OUTM	16	Complete

**Table B.173**

ID: 678		Settlement: Kings Bromley		Location: Manor Road 25, Manor Cottage		Ward: Kings Bromley	
<b>Site Area (ha):</b> 0.06	<b>Source:</b> Submission	<b>Proposal:</b> Residential	<b>Size of Proposed Residential (ha):</b> 0.06	<b>Density Rate (dph):</b> -			
<b>Yield Note:</b> Based on expired planning permission.							
<b>Currently Suitable?</b> No			<b>Currently Available?</b> Yes		<b>Currently Achievable?</b> Yes		
<b>Suitability Notes:</b> The site is within the current village boundary. Site previously had planning permission. Site is within mineral safeguarding area. Site is within the Cannock Chase zone of influence therefore mitigation may be required.			<b>Availability Notes:</b> Expired Planning permission.		<b>Achievability Notes:</b> No known constraints		
			<b>When is site likely to come forward?:</b> 6 - 10 years				
			<b>Proposed Yield:</b> 1		<b>Current Deliverability:</b> Developable		

Table B.174

<b>ID: 687</b>	<b>Settlement: Kings Bromley</b>	<b>Location: Alrewas Road, 107</b>		<b>Ward: Kings Bromley</b>
<b>Site Area (ha):</b> 0.17	<b>Source:</b> Submission	<b>Proposal:</b> Residential	<b>Size of Proposed Residential (ha):</b> 0.17	<b>Density Rate (dph):</b> 30
<b>Yield Note:</b> 30dph@100%				
<b>Currently Suitable?</b> No		<b>Currently Available?</b> Yes		<b>Currently Achievable?</b> Yes
<p><b>Suitability Notes:</b> The site is within the current village boundary. The settlement is not considered to be a sustainable settlement in the adopted Local Plan Strategy and it has not been demonstrated how the development of the site would contribute to sustainable communities. Site is within mineral safeguarding area. Site is within the Cannock Chase zone of influence therefore mitigation may be required.</p>		<p><b>Availability Notes:</b></p> <p>Site is not currently for sale or being marketed but has been promoted by the owner/agent.</p>		<p><b>Achievability Notes:</b> No known constraints</p>
		<b>When is site likely to come forward?:</b> 6-10 years		
		<b>Proposed Yield:</b> 1		<b>Current Deliverability:</b> Developable

Table B.175

<b>ID: 373</b>	<b>Settlement: Kings Bromley</b>	<b>Location: Alrewas Road, rear of 67-105</b>		<b>Ward: Kings Bromley</b>
<b>Site Area (ha):</b> 2.66	<b>Source:</b> Submission	<b>Proposal:</b> Residential	<b>Size of Proposed Residential (ha):</b> 2.66	<b>Density Rate (dph):</b> 30
<b>Yield Note:</b> 30dph@80% used to reflect nature and character of adjacent settlement.				
<b>Currently Suitable?</b> No		<b>Currently Available?</b> Yes		<b>Currently Achievable?</b> No
<p><b>Suitability Notes:</b> The site is outside the current village boundary. The settlement is not considered to be a sustainable settlement in the adopted Local Plan Strategy and it has not been demonstrated how the development of the site would contribute to sustainable communities.</p> <p>Outside settlement. Does not wholly comply with current development plan policies in the Local Plan. Unlikely to be considered acceptable from a strategic policy perspective in light of location.</p> <p>Floodzone 2(part) 3a (part). SFRA may be required. Site is within mineral safeguarding area and a safeguarded mineral infrastructure site.</p> <p>Loss of Grade 3 Agricultural Land may need justification. A BAS is within 1km and the impact on it may need further investigation. Site is within the Cannock Chase zone of influence therefore mitigation may be required.</p>		<p><b>Availability Notes:</b></p> <p>Site is not currently for sale or being marketed but has been promoted by the owner/agent.</p>		<p><b>Achievability Notes:</b> Unknown how measures to improve sustainability or SFRA recommendation would impact on viability.</p>
		<b>When is site likely to come forward?:</b> -		
		<b>Proposed Yield:</b> 62		<b>Current Deliverability:</b> Not Developable

Table B.176

<b>ID: 488</b>	<b>Settlement: Kings Bromley</b>	<b>Location: land at Manor Park</b>		<b>Ward: Kings Bromley</b>
<b>Site Area (ha):</b> 6.69	<b>Source:</b> Submission	<b>Proposal:</b> Residential	<b>Size of Proposed Residential (ha):</b> 6.69	<b>Density Rate (dph):</b> 30
<b>Yield Note:</b> 30dph@80%				

ID: 488	Settlement: Kings Bromley	Location: land at Manor Park	Ward: Kings Bromley
<b>Currently Suitable? No</b>		<b>Currently Available? Yes</b>	<b>Currently Achievable? No</b>
<p><b>Suitability Notes:</b> The site is outside the current village boundary. The settlement is not considered to be a sustainable settlement in the adopted Local Plan Strategy and it has not been demonstrated how the development of the site would contribute to sustainable communities.</p> <p>Outside settlement. Does not wholly comply with current development plan policies in the Local Plan. Unlikely to be considered acceptable from a strategic policy perspective in light of location.</p> <p>Further investigation of Coal Subsidence area may be required. Site is within mineral safeguarding area.Floodzone 2(part) 3a (part). SFRA may be required.</p> <p>Loss of Grade 3 Agricultural Land may need justification. A BAS is within 1km and the impact on it may need further investigation. Site is within the Cannock Chase zone of influence therefore mitigation may be required.</p>		<p><b>Availability Notes:</b></p> <p>Site is not currently for sale or being marketed but has been promoted by the owner/agent.</p>	<p><b>Achievability Notes:</b></p> <p>Unknown how measures to improve sustainability or SFRA recommendation would impact on viability.</p>
<b>When is site likely to come forward?: -</b>			
		<b>Proposed Yield: 120</b>	<b>Current Deliverability: Not Developable</b>

Table B.177

ID: 641	Settlement: Kings Bromley	Location: land north Alrewas Road, Kings Bromley	Ward: Kings Bromley
<b>Site Area (ha):</b> 0.38	<b>Source:</b> Submission	<b>Proposal:</b> Residential	<b>Size of Proposed Residential (ha):</b> 0.38
<b>Yield Note:</b> 30dph@100%			
<b>Currently Suitable? No</b>		<b>Currently Available? Yes</b>	<b>Currently Achievable? No</b>
<p><b>Suitability Notes:</b> The site is outside the current village boundary. The settlement is not considered to be a sustainable settlement in the adopted Local Plan Strategy and it has not been demonstrated how the development of the site would contribute to sustainable communities.</p> <p>Outside settlement. Does not wholly comply with current development plan policies in the Local Plan. Unlikely to be considered acceptable from a strategic policy perspective in light of location. Electricity line crosses the site.</p> <p>Loss of Grade 3 Agricultural Land may need justification. Site is within the Cannock Chase zone of influence therefore mitigation may be required.</p>		<p><b>Availability Notes:</b></p> <p>Site is not currently for sale or being marketed but has been promoted by the owner/agent.</p>	<p><b>Achievability Notes:</b></p> <p>Unknown how measures to improve sustainability would impact on viability.</p>
<b>When is site likely to come forward?: -</b>			
		<b>Proposed Yield: 11</b>	<b>Current Deliverability: Not Developable</b>

Table B.178

ID: 686	Settlement: Kings Bromley	Location: Alrewas Road, land rear 107	Ward: Kings Bromley
<b>Site Area (ha):</b> 0.8	<b>Source:</b> Submission	<b>Proposal:</b> Residential	<b>Size of Proposed Residential (ha):</b> 0.8
<b>Yield Note:</b> based on 30dph@80%			
<b>Currently Suitable? No</b>		<b>Currently Available? Yes</b>	<b>Currently Achievable? No</b>

ID: 686	Settlement: Kings Bromley	Location: Alrewas Road, land rear 107	Ward: Kings Bromley
<p><b>Suitability Notes:</b> The site is outside the current village boundary. The settlement is not considered to be a sustainable settlement in the adopted Local Plan Strategy and it has not been demonstrated how the development of the site would contribute to sustainable communities.</p> <p>Outside settlement. Does not wholly comply with current development plan policies in the Local Plan. Unlikely to be considered acceptable from a strategic policy perspective in light of location.</p> <p>Loss of Grade 2 Agricultural Land may need justification. Site is within the Cannock Chase zone of influence therefore mitigation may be required.</p>	<p><b>Availability Notes:</b></p> <p>Site is not currently for sale or being marketed but has been promoted by the owner/agent.</p>		<p><b>Achievability Notes:</b></p> <p>Unknown how measures to improve sustainability would impact on viability.</p>
	<p><b>When is site likely to come forward?: -</b></p>		
	<p><b>Proposed Yield: 15</b></p>	<p><b>Current Deliverability: Not Developable</b></p>	

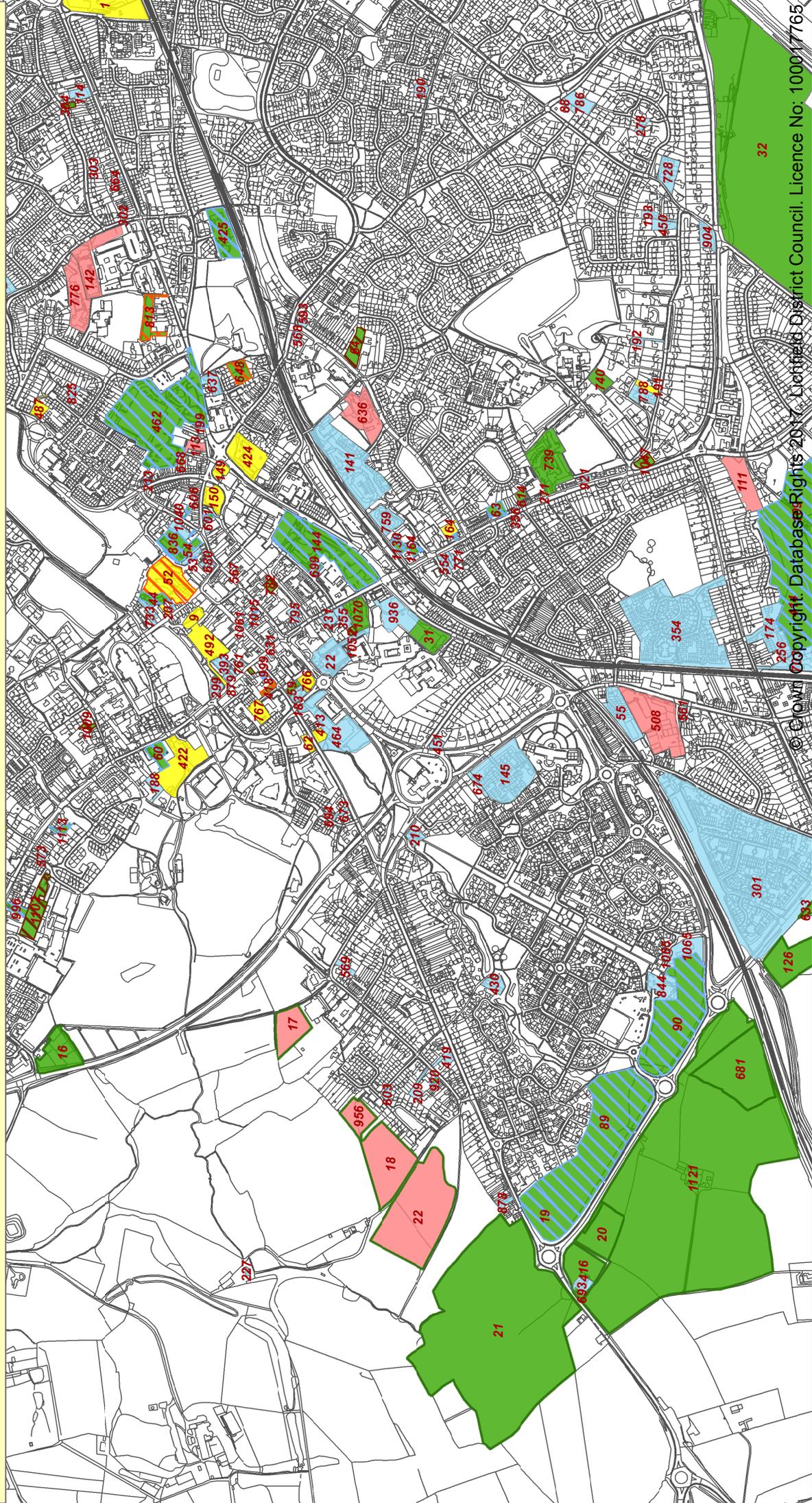
Table B.179

ID: 1034	Settlement: Kings Bromley	Location: Lichfield Rd., Land off	Ward: Kings Bromley
<b>Site Area (ha): 10.8</b>	<b>Source:</b> Submission	<b>Proposal:</b> Residential	<b>Size of Proposed Residential (ha): 4.15</b>
<b>Density Rate (dph): 30</b>			
<b>Yield Note:</b> information from agent			
<b>Currently Suitable? No</b>		<b>Currently Available? Yes</b>	<b>Currently Achievable? No</b>
<p><b>Suitability Notes:</b> The site is outside the current village boundary. The settlement is not considered to be a sustainable settlement in the adopted Local Plan Strategy and it has not been demonstrated how the development of the site would contribute to sustainable communities.</p> <p>Outside settlement. Does not wholly comply with current development plan policies in the Local Plan. Unlikely to be considered acceptable from a strategic policy perspective in light of location. Site is within mineral safeguarding area and site of safeguarded mineral infrastructure.</p> <p>Loss of Grade 3 Agricultural Land may need justification. Site is within the Cannock Chase zone of influence therefore mitigation may be required.</p>	<p><b>Availability Notes:</b></p> <p>Site is not currently for sale or being marketed but has been promoted by the owner/agent.</p>		<p><b>Achievability Notes:</b></p> <p>Unknown how measures to improve sustainability would impact on viability.</p>
	<p><b>When is site likely to come forward?: -</b></p>		
	<p><b>Proposed Yield: 125</b></p>	<p><b>Current Deliverability: Not Developable</b></p>	

## B.18 Lichfield



No decision has been taken to allocate these sites. The inclusion of any site in this assessment does not indicate that it will be allocated or successfully obtain permission for development.



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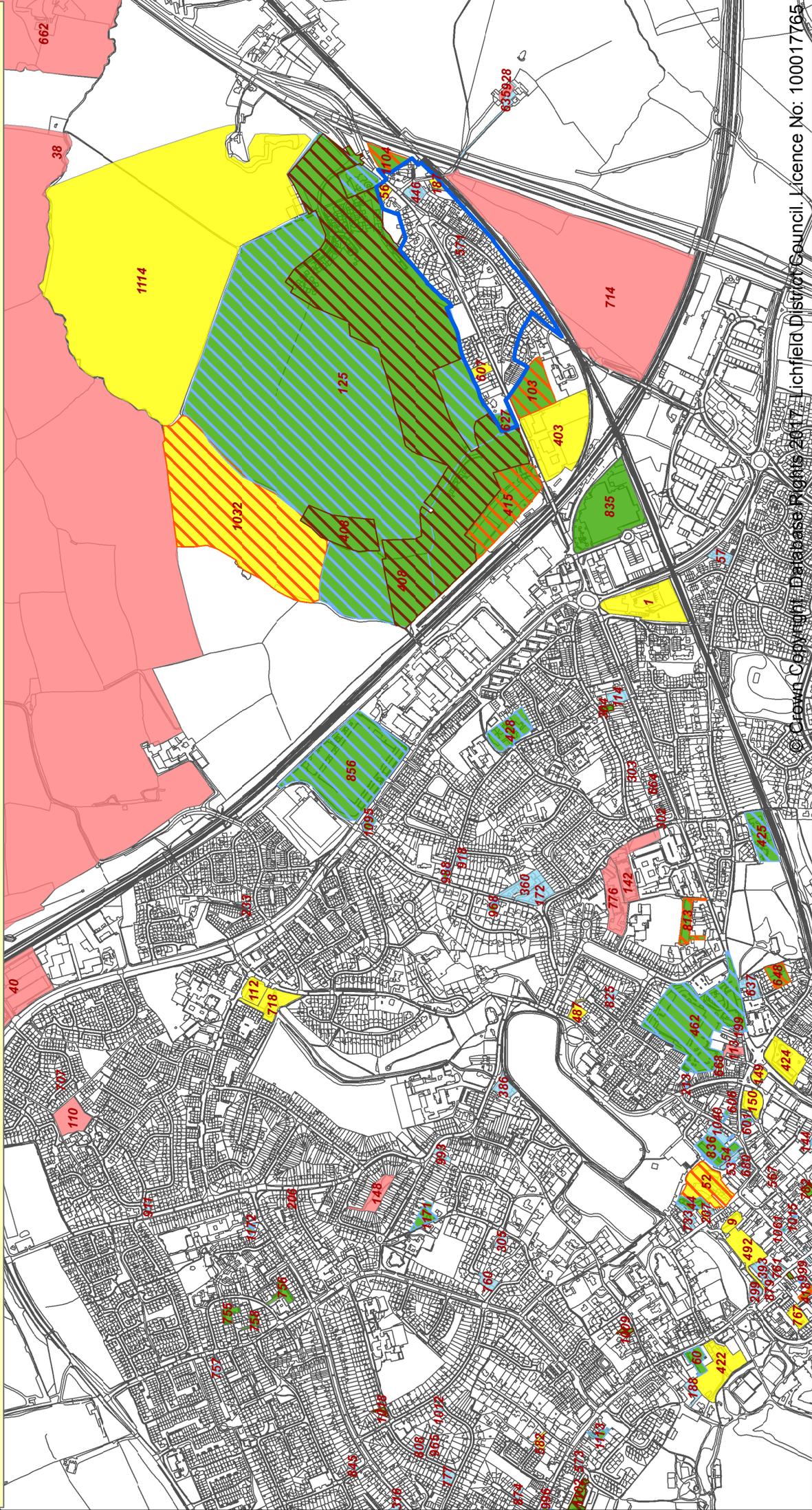
NOT TO SCALE

**Lichfield (West)**

**SHLAA Sites 2017-2018**

- Complete
- Developable
- Not Developable
- Deliverable
- Green Belt Site
- District Boundary
- Settlement Boundary
- Site under construction
- Site with planning permission
- Proposed for allocation in emerging LPA

No decision has been taken to allocate these sites. The inclusion of any site in this assessment does not indicate that it will be allocated or successfully obtain permission for development.



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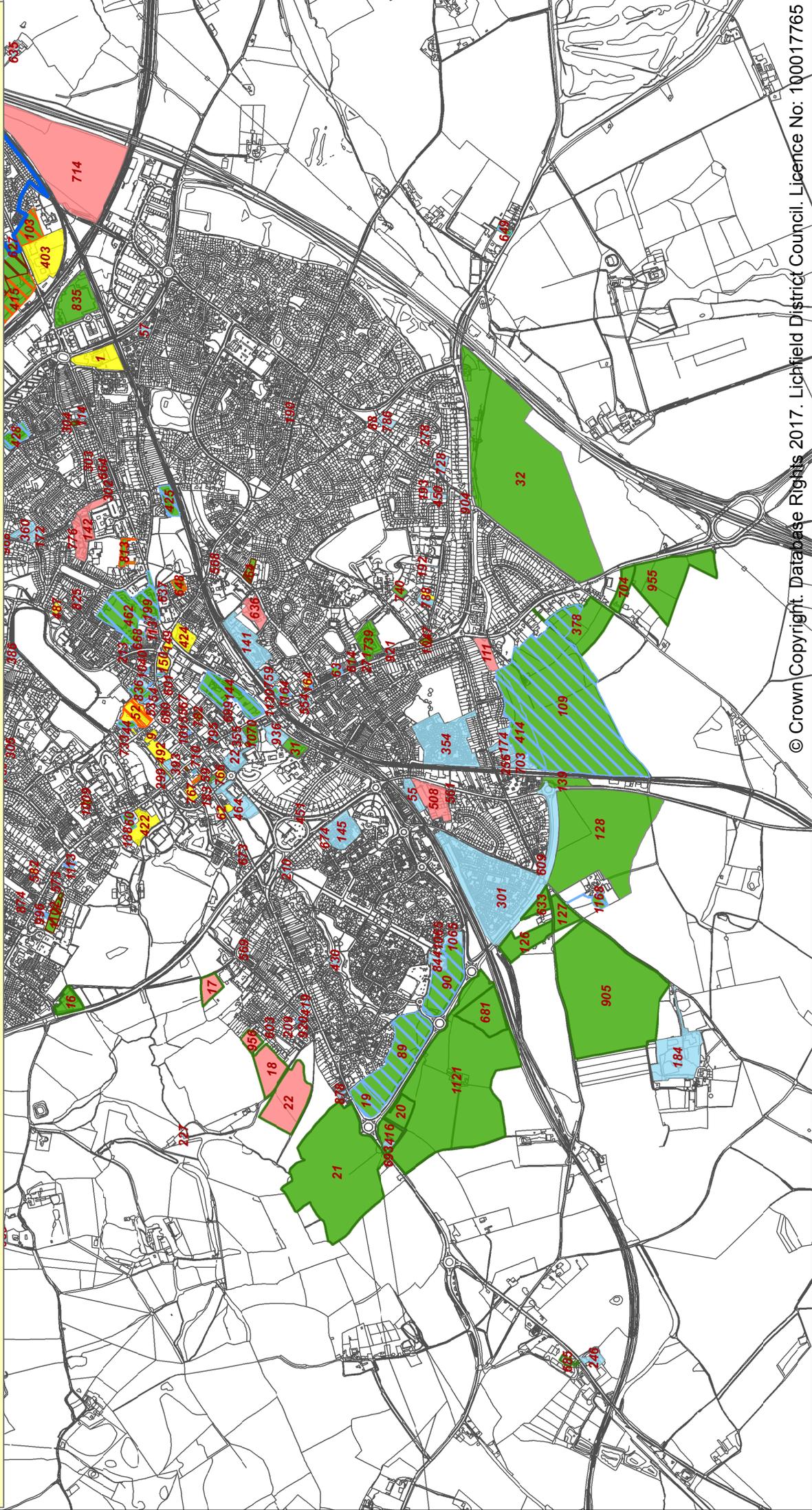
**NOT TO SCALE**

**Lichfield (East)**

**SHLAA Sites 2017-2018**

- Complete
- Developable
- Not Developable
- Deliverable
- Green Belt Site
- District Boundary
- Settlement Boundary
- Site under construction
- Site with planning permission
- Proposed for allocation in emerging LPA

No decision has been taken to allocate these sites. The inclusion of any site in this assessment does not indicate that it will be allocated or successfully obtain permission for development.



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**NOT TO SCALE**

**Lichfield (South)**

**SHLAA Sites 2017-2018**

- Complete
- Developable
- Not Developable
- Deliverable
- Green Belt Site
- District Boundary
- Settlement Boundary
- Site under construction
- Site with planning permission
- Proposed for allocation in emerging LPA

## Lichfield

Table B.180

ID	Location	Source	Planning Application No.	Net Yield	Deliverability
19	Walsall Rd. Recreation Zone (Northern section)	Planning Permission Full	16/00026/FULM	27	Deliverable
114	Trent Valley Rd., Loughton Care Home	Complete	16/00274/COU	3	Complete
144	Birmingham Rd Redevelopment area	Planning Permission Full	15/01365/FULM	90	Deliverable
446	Burton Old Road, Laburnum House	Complete	07/00867/COU	1	Complete
451	Friary Avenue, 2	Complete	07/00937/FUL	1	Complete
573	Greenhough Road, land adj 10	Complete	08/01014/FUL	1	Complete
599	Upper St John Street, 76	Complete	08/01083/COU	1	Complete
603	Leomansley View, 21	Complete	09/00357/FUL	1	Complete
213	George Lane, 56	Complete	06/00627/FUL	2	Complete
272	Upper St John Street, 217	Complete	05/00044/FUL	2	Complete
360	Brownsfield Road, 2a	Complete	07/00171/OUT	4	Complete
301	Chesterfield Road	Complete	06/00764/FUL	230	Complete
141	City Wharf	Complete	06/00308/REM	132	Complete
188	Beacon Croft, Shaw Lane	Complete	07/00003/FUL	1	Complete
190	Boley Cottage Farm	Complete	03/01485/FUL	1	Complete
192	Borrowcop Lane, 39	Complete	06/00084/FUL	1	Complete
199	Church Street, 17	Complete	03/00111/COU	1	Complete
233	Netherstowe Lane, 131	Complete	02/01191/FUL	1	Complete
300	Tamworth Street, 30	Complete	05/00576/COU	1	Complete
302	Trent Valley Road, 23	Complete	03/00615/FUL	1	Complete
303	Valley Lane, 100	Complete	05/00222/FUL	1	Complete
305	Gaiafields Road, 5	Complete	06/00758/FUL	1	Complete
355	St John Street, St Johns House, 28	Complete	03/01404/COU	1	Complete
386	Oakley House Hotel	Complete	02/00091/COU	3	Complete
593	Sturgeons Hill, 8	Complete	08/00139/FUL	1	Complete
193	Borrowcop Lane, 69	Complete	07/00297/FUL	2	Complete

ID	Location	Source	Planning Application No.	Net Yield	Deliverability
278	Wentworth Drive, 15	Complete	06/00993/FUL	2	Complete
304	Valley Lane, land adj 38	Complete	04/00014/FUL	2	Complete
356	Upper St John Street, 135-139	Complete	02/00485/FUL	2	Complete
631	Bird Street, 7	Complete	07/00351/FUL	2	Complete
172	Rocklands House (Gatehouse Nursery)	Complete	06/00824/OUT	3	Complete
57	Austin Cote Farm	Complete	07/00449/OUT	4	Complete
174	Shortbutts Lane, land adj 65-67	Complete	07/01128/FUL	4	Complete
256	Shortbutts Lane, land rear of 73	Complete	07/00228/FUL	4	Complete
316	Weston Road, 132-134	Complete	00/00952/FUL	4	Complete
554	Upper St John Street, 74	Complete	08/00695/FUL	5	Complete
231	Marlborough House, 26, St John Street	Complete	07/01157/FUL	9	Complete
299	Arts Centre, Bird Street	Complete	04/00805/FUL	12	Complete
393	Bird Street, 26-28	Complete	06/01107/FULM	19	Complete
354	Bison Concrete	Complete	03/01507/REM	175	Complete
707	Norwich Close, 28	Complete	10/01367/FUL	1	Complete
795	St Johns Street, 13	Complete	12/00303/COU	3	Complete
53	Tamworth Street, 19a	Complete	08/01284/FUL & 10/00719/FUL	5	Complete
561	Wyrley Close, land corner of	Complete	08/00500/FUL	1	Complete
664	Trent Valley Road, 53	Complete	10/00151/FUL	1	Complete
694	Walsall Road, land rear Evenley	Complete	10/01113/FUL	1	Complete
210	Friary Road, 2	Complete	07/00587/COU	2	Complete
609	Fosseway, land at Fosseway Cottage	Complete	09/00172/FUL	2	Complete
209	Christ Church Lane, land at Easter Hill	Complete	07/00542/FUL	1	Complete
145	Victoria Hospital	Complete	08/00716/REMM	61	Complete
637	St Michaels School	Complete	11/00643/FUL	7	Complete
450	Borrowcop Lane, 65	Complete	07/00924/FUL	2	Complete
428	Scotch Orchard, 53, Day Nursery	Planning Permission Full	16/00168/FULM	27	Deliverable
733	Dam Street 30, Pool House	Complete	11/00377/FUL	3	Complete

ID	Location	Source	Planning Application No.	Net Yield	Deliverability
569	Christ Church Lane, 27	Complete	08/00924/FUL	1	Complete
88	Quarry Hills Lane, land adj Garthfell House	Complete	10/01070/FUL	1	Complete
419	Christ Church Lane, 95	Complete	07/01226/FUL	1	Complete
568	Cherry Orchard, land adj 2	Complete	08/00240/FUL	1	Complete
571	Dyott Close, land rear of 1	Complete	08/01148/FUL & 14/00229/FUL	1	Complete
673	Walsall Road, Abbey House	Complete	10/00360/COU	1	Complete
691	Upper St John Street, 80a	Complete	10/01101/COU	1	Complete
699	Frog Lane, Holme 20	Complete	10/01397/COU	1	Complete
708	Dam Street, 18	Complete	10/01580/COU	1	Complete
425	Hawthorn House, Burton Old Rd/.	Planning Permisson Full	16/00167/FULM	25	Deliverable
430	Walsall Road, Blair House	Complete	11/00878/FUL	2	Complete
604	Bird Street, 6a	Complete	09/00339/FUL	2	Complete
680	Tamworth Street, 7-9 Victoria Wine	Complete	10/00727/FUL	2	Complete
693	Sandyway Farm, 251 Walsall Road	Complete	10/00580/COU	3	Complete
710	Bird Street, 11	Complete	10/00926/COU	3	Complete
462	Church Street, Tesco Store	Planning Permission Full	07/00369/FULM	22	Deliverable
464	The Friary, The Friary Car Park	Complete	08/00119/FULM	85	Complete
771	Upper St Johns Street, 78	Complete	11/01127/COU	2	Complete
728	Quarry Hills Lane 4 and 5	Complete	08/01305/FUL	3	Complete
183	Sandford Street, adj 31a	Complete	10/00303/FULM	7	Complete
55	Birmingham Road, Malthouse	Complete	08/00589/FULM	41	Complete
627	Burton Road, 25	Planning Permission Full	15/01247/FUL	1	Deliverable
674	Friary Road, land adj 24	Complete	11/01055/FUL	1	Complete
760	Beecroft Avenue, 1	Complete	12/00869/FUL	2	Complete
761	Bird Street, 28	Complete	11/01360/COU	3	Complete
777	Swallow Croft, 22	Complete	12/00163/FUL	1	Complete
782	Wade Street, 53 (Bank Chambers)	Under Construction	12/00244/COU	2	Deliverable
786	Gorse Lane, 2	Complete	11/01363/FUL	1	Complete
788	Borrowcop Lane, 19	Complete	11/01282/FUL	3	Complete

ID	Location	Source	Planning Application No.	Net Yield	Deliverability
806	Ferndale Road, 22	Complete	12/00671/FUL	1	Complete
808	Giffords Croft, 5	Complete	12/00960/FUL	1	Complete
822	Bird Street, 16A, Three Spires House	Complete	12/01245/COU	3	Complete
825	Lunns Croft, Guides Hut	Complete	12/01145/COU	1	Complete
836	Cross Keys, Former 'What' Store	Planning Permission Full	17/00573/FULM	44	Deliverable
844	Stonneyland Drive, Saxon Penny PH	Complete	12/01236/FUL	1	Complete
845	Windmill Lane, 2a	Complete	13/00214/FUL	1	Complete
874	Beacon Gardens, land adj 20	Complete	13/00761/FUL	1	Complete
878	Walsall Road, 192	Complete	14/00477/FUL	1	Complete
879	Bird Street, 30-36	Complete	13/00303/COU	7	Complete
904	Tamworth Road, Quarry Lodge	Complete	14/00110/FUL	1	Complete
61	Grange Lane, The Windmill PH	Planning Permission Full	14/00065/FULM & 17/01477/FUL	12	Deliverable
63	Upper St Johns Street, The Greyhound PH	Planning Permission Full	13/00505/OUT & 17/00307/REMM	8	Deliverable
64	Cherry Orchard, 41	Under Construction	11/01326/FUL	7	Deliverable
125	Burton Road, Streethay House Farm - East of Lichfield (Streethay) SDA	Planning Permission Outline	12/00746/OUTMEI	398 (remaining of 750 outline)	Deliverable
408	Burton Road, Streethay House Farm - East of Lichfield (Streethay) SDA	Under Construction.	15/00173/REMM	352	Deliverable
109 & 414	Shortbutts Lane, land south - South of Lichfield SDA	Planning Permission Outline s106 (resolution to grant)	12/00182/OUTMEI	450 (400 within 0-5 years)	Deliverable
594	Tamworth Street 1,3,5	Complete	13/01007/COU	2	Complete
39	Eastern Avenue, Former Integra works	Under Construction	16/00590/FULM	99	Deliverable
44	Cross Keys, St Chads House	Planning Permission Full	14/00849/PND	12	Deliverable
54	Tamworth Street. Former Kwik Save (Regal Cinema)	Planning Permission Full s106	16/00025/FULM	38	Deliverable
60	Beacon Street, Angel Croft Hotel	Planning Permission Full	13/01223/COU	9	Deliverable
89 & 90	Walsall Road, Hallam Park	Planning Permission Full s106	14/00465/FULM	157	Deliverable

ID	Location	Source	Planning Application No.	Net Yield	Deliverability
703	Shortbutts Lane, land south 75	Complete	14/01037/FUL	4	Complete
757	Dimbles Lane, Garage Court	Complete	14/00728/FUL	3	Complete
759	Davidson Road, City Wharf (Remaining)	Complete	14/00028/FULM	24	Complete
856	Eastern Ave., Norgren Site	Planning Permission Outline	17/ 00060/OUTM	70	Deliverable
911	Curborough Road, land adj 166	Complete	13/01243/FUL	1	Complete
915	Tamworth Street, 15	Complete	13/00412/COU	1	Complete
918	Scotch Orchard, 4	Complete	14/00128/FUL	1	Complete
919	Bird Street, Minster House	Complete	14/00112/COU	2	Complete
920	Christchurch Lane, land adj The Old Vicarage	Under Construction	17/00675/ FUL 13/00271/FUL	1	Deliverable
921	Upper St John Street, land between 205-217	Complete	13/01246/FUL	3	Complete
923	Sandford Street, land rear 31	Complete	14/00180/FUL	2	Complete
936	St Johns Street, St Johns Hospital	Complete	14/00433/FULM	18	Complete
2	The Friary - Site and Buildings	Complete	14/00736/FULM	45	Complete
965	Giffords Croft, Adj 9	Under Construction	14/00887/FUL	1	Deliverable
968	Brownsfield Road, Adj. 9,	Planning Permission Full	15/00091/FUL	1	Deliverable
978	Tamworth Street, Outbuilding rear of 19A	Planning Permission Full	15/00206/COU	1	Deliverable
988	Brownsfield Road, Adjacent 22,	Planning Permission Full	15/00915/FUL	1	Deliverable
993	Curborough Rd.,19, SPAR,	Complete	15/00916/COU	4	Complete
996	Beacon Street, 149-151,	Planning Permission Full	15/01019/PND	1	Deliverable
175	Beacon St., 149-151, R/o Fmr News Express	Planning Permission Full	17/01226/FUL	4	Deliverable
999	Sandford Street, 6A,	Complete	15/00449/FUL & 15/00450/LBC	3	Complete
1006	Bird Street, 19 first and second floor,	Complete	15/01462/PND	3	Complete
1009	Gaia Lane, 19,	Under Construction	15/01241/FUL	1	Deliverable
1012	The Leasowe, 30,	Complete	15/01155/FUL	1	Complete
1015	Bore Street, 19,	Planning Permission Full	15/00766/COU	1	Deliverable
1018	Friday Acre 27,	Under Construction	16/00020/FUL	1	Deliverable
1040	Lombard St., 17, Lombard Court	Complete	15/00868/FULM	14	Complete

ID	Location	Source	Planning Application No.	Net Yield	Deliverability
1047	Borrowcop Ln., Hillside House	Under Construction	16/00340/FUL	1	Deliverable
1052	St John St., r/o St John House 28	Under Construction	15/01284/FUL	1	Deliverable
1061	Market St., 18, first and second floor	Planning Permission Full	16/00622/PND	2	Deliverable
1063	Lombard St., Fmr. Betta Pets	Under Construction	15/01182/COU	2	Deliverable
1065	The Whytmore, Land corner of Sante Foy Ave	Complete	15/01412/FULM	10	Complete
1070	St John St., Beatrice Court	Under Construction	16/00988/FULM	39	Deliverable
1095	Brownsfield Rd., 48	Planning Permission Full	16/01008/FUL	1	Deliverable
1102	Greenhough Rd.,	Under Construction	16/00945/FULM	39	Deliverable
1113	Beacon St., 67-69	Planning Permission Full	16/00175/FUL	3	Deliverable
1130	Davidson Rd., The Old Brewery Maltings, Lichfield	Planning Permission Outline	17/00097/OUT	6	Deliverable
1147	Upper St John St., 81B	Planning Permission Full	17/01101/COU	1	Deliverable
1164	Davidson Rd., St John St Garage	Planning Permission Full	17/00675/FUL	6	Deliverable
1163	Claypit Ln., Deanslade Farm	Planning Permission Full	17/01675/FUL	1	Deliverable
1171	Gaiafields Rd., 22	Planning Permission Full	17/00864/FUL	2	Deliverable
1172	Anglesey Rd., 1, Land Adj.	Planning Permission Full	17/01789/FUL	1	Deliverable
1180	Bird St., 26B	Complete	16/00087/ENF	1	Complete

Table B.181

ID: 16		Settlement: Lichfield		Location: Shingle Cottage, south of		Ward: Leomansley	
Site Area (ha): 0.78		Source: Submission		Proposal: Residential		Size of Proposed Residential (ha): 0.78	
Density Rate (dph): 30							
Yield Note: 30dph@80% used to reflect nature and character of adjacent settlement.							
Currently Suitable? Yes				Currently Available? Yes		Currently Achievable? Yes	
<p><b>Suitability Notes:</b> The site is outside the current settlement boundary, but is adjacent to the sustainable settlement of Lichfield and is in close proximity to public transport routes, services and facilities.</p> <p>Within Greenbelt. Does not wholly comply with current development plan policies in the RSS, Structure Plan and Local Plan. However, site falls within broad area for search for assessment of sites which could contribute to sustainable mixed communities.</p> <p>Loss of Grade 2 Agricultural Land may need justification. Site falls within FOM and contributions to this project may be required. An SBI is within 1km and the impact on it may need further investigation. Site is within the Cannock Chase zone of influence therefore mitigation may be required.</p>				<p><b>Availability Notes:</b></p> <p>Site is not currently for sale or being marketed but has been promoted by the owner/agent.</p>		<p><b>Achievability Notes:</b></p> <p>No known constraints</p>	
				<p><b>When is site likely to come forward?:</b> 0 - 5 years</p>			

Table B.182

ID: 20		Settlement: Lichfield		Location: Abnalls Lane, Sandyway Farm		Ward: Leomansley	
Site Area (ha): 0.9	Source: Submission	Proposal: Residential	Size of Proposed Residential (ha): 0.9	Density Rate (dph): 30			
Yield Note: 30dph@80% used to reflect nature and character of adjacent settlement.							
Currently Suitable? Yes				Currently Available? Yes		Currently Achievable? Yes	
<p><b>Suitability Notes:</b> The site is outside the current settlement boundary, but is adjacent to the sustainable settlement of Lichfield and is in close proximity to public transport routes, services and facilities.</p> <p>Within Greenbelt. Does not wholly comply with current development plan policies in the Local Plan. However, site falls within broad area for search for assessment of sites which could contribute to sustainable mixed communities.</p> <p>Loss of Grade 2 Agricultural Land may need justification. An SBI is within 1km and the impact on it may need further investigation. Site is within the Cannock Chase zone of influence therefore mitigation may be required.</p>				<p><b>Availability Notes:</b></p> <p>Site is not currently for sale or being marketed but has been promoted by the owner/agent.</p>		<p><b>Achievability Notes:</b></p> <p>No known constraints</p>	
				Proposed Yield: 22		Current Deliverability: Deliverable	

Table B.183

ID: 21		Settlement: Lichfield		Location: Land at Hilltop Grange		Ward: Leomansley	
Site Area (ha): 13.93	Source: Submission	Proposal: Residential	Size of Proposed Residential (ha): 13.93	Density Rate (dph): 40			
Yield Note: 40dph@60%. Recreation uses may be proposed on part of the site.							
Currently Suitable? Yes				Currently Available? Yes		Currently Achievable? Yes	
<p><b>Suitability Notes:</b> The site is outside the current settlement boundary, but is adjacent to the sustainable settlement of Lichfield and is in close proximity to public transport routes, services and facilities.</p> <p>Within Greenbelt. Does not wholly comply with current development plan policies in the Local Plan. However, site falls within broad area for search for assessment of sites which could contribute to sustainable mixed communities.</p> <p>Loss of Grade 2 Agricultural Land may need justification. An SBI is within 1km and the impact on it may need further investigation. Site is within the Cannock Chase zone of influence therefore mitigation may be required.</p>				<p><b>Availability Notes:</b></p> <p>Site is not currently for sale or being marketed but has been promoted by the owner/agent.</p>		<p><b>Achievability Notes:</b></p> <p>No known constraints</p>	
				0-5 years	6-10 years	11-15 years	
				150	184	-	
				Proposed Yield: 334		Current Deliverability: Deliverable	

Table B.184

<b>ID: 31</b>		<b>Settlement: Lichfield</b>		<b>Location: Birmingham Road, land adj to St John's Hospice</b>		<b>Ward: Leomansley</b>	
<b>Site Area (ha):</b> 0.45	<b>Source:</b> Submission	<b>Proposal:</b> Residential	<b>Size of Proposed Residential (ha):</b> 0.45	<b>Density Rate (dph):</b> 50			
<b>Yield Note:</b> Yield based on density achieved on permitted scheme for apartments on adjacent part of the site							
<b>Currently Suitable?</b> Yes				<b>Currently Available?</b> Yes		<b>Currently Achievable?</b> Yes	
<p><b>Suitability Notes:</b> Within a sustainable settlement.</p> <p>Redevelopment would see loss of courts contrary to guidance within the NPPF. Replacement facilities of similar or improved quality would need to be constructed first.</p> <p>Within Conservation Area. An SSSI &amp; SBI is within 1km and the impact on it may need further investigation. Site has potential for protected species. Site is within the Cannock Chase zone of influence therefore mitigation may be required.</p>				<p><b>Availability Notes:</b></p> <p>Pre-app discussions have taken place and indicate relocation of courts could take place and building started within 5 years. UCA assesses site as available.</p>		<p><b>Achievability Notes:</b></p> <p>No known constraints</p>	

Table B.185

<b>ID: 32 (ELAA ID: 108)</b>		<b>Settlement: Lichfield</b>		<b>Location: Cricket Lane</b>		<b>Ward: St Johns</b>			
<b>Site Area (ha):</b> 25.36	<b>Source:</b> Submission	<b>Proposal:</b> Mixed	<b>Size of Proposed Residential (ha):</b> 1.52	<b>Density Rate (dph):</b> 30					
<b>Yield Note:</b> Yield of 450 proposed for site through the Local Plan Strategy.									
<b>Currently Suitable?</b> Yes				<b>Currently Available?</b> Yes		<b>Currently Achievable?</b> Yes			
<p><b>Suitability Notes:</b> Allocated as a Sustainable Development Allocations (SDA) within the Local Plan Strategy.</p> <p>Landfill site within 50m, further investigation may be required.</p> <p>Loss of Grade 2 agricultural land may need justification. Site is within the Cannock Chase zone of influence therefore mitigation may be required.</p>				<p><b>Availability Notes:</b></p> <p>Site is not currently for sale or being marketed but has been promoted by the owner/agent. (Site to be allocated through modifications to the Local Plan Strategy)</p>		<p><b>Achievability Notes:</b></p> <p>Part of larger site proposing mix of uses. Agent confirms development at this scale is achievable.</p>			
								<b>When is site likely to come forward?:</b> 0 - 5 years	
				0-5 years		6-10 years		11-15 years	
				150		300		-	
				<b>Proposed Yield:</b> 450		<b>Current Deliverability:</b> Deliverable			

Table B.186

ID: 59		Settlement: Lichfield		Location: Sandford Street, 29		Ward: Leomansley	
Site Area (ha): 0.08	Source: Submission	Proposal: Mixed	Size of Proposed Residential (ha): 0.08	Density Rate (dph):			
Yield Note: yield proposed by agent to match adjacent site in their ownership and with planning permission.							
Currently Suitable? Yes				Currently Available? Yes		Currently Achievable? Yes	
<p><b>Suitability Notes:</b> Within the sustainable settlement of Lichfield and is in close proximity to public transport routes, services and facilities.</p> <p>Allocated as Business Area in saved Local Plan policy. Proposed mixed use scheme would be acceptable.</p> <p>Within Conservation Area. An SSSI &amp; SBI is within 1km and the impact on it may need further investigation. Site has potential for protected species. Site is within the Cannock Chase zone of influence therefore mitigation may be required.</p>				<p><b>Availability Notes:</b></p> <p>No known constraints. Applicant owns adjacent site with planning permission and may come forward as comprehensive scheme. UCA assesses site as available</p>		<p><b>Achievability Notes:</b></p> <p>Impact of Ancient Monument can be addressed by sensitive design as adjacent site.</p>	
				Proposed Yield: 10		Current Deliverability: Deliverable	

Table B.187

ID: 103		Settlement: Lichfield		Location: Burton Road, land off		Ward: Whittington	
Site Area (ha): 0.96	Source: Submission	Proposal: Residential	Size of Proposed Residential (ha): 0.96	Density Rate (dph): 50			
Yield Note: a dph of 40 @ 60%							
Currently Suitable? Yes				Currently Available? Yes		Currently Achievable? Yes	
<p><b>Suitability Notes:</b> Site is outside current settlement boundary but is adjacent to a sustainable settlement of Lichfield and is in close proximity to public transport routes, services and facilities.</p> <p>Does not wholly comply with current development plan policies in the Local Plan. However, site falls within broad area for search for assessment of sites which could contribute to sustainable mixed communities. Site is proposed to be allocated for residential development within emerging Local Plan Allocations document Site L10.</p> <p>Former employment. Site has potential for protected species. Site is within the Cannock Chase zone of influence therefore mitigation may be required.</p>				<p><b>Availability Notes:</b></p> <p>Site is not currently for sale or being marketed but has been promoted by the owner/agent. UCA assesses site as available.</p>		<p><b>Achievability Notes:</b></p> <p>Unknown how measures to mitigate highway impact may affect viability but unlikely to have significant impact.</p>	
				Proposed Yield: 38		Current Deliverability: Deliverable	

Table B.188

ID: 105		Settlement: Lichfield		Location: Cross In Hand Lane		Ward: Longdon	
Site Area (ha): 1.64	Source: Submission	Proposal: Residential	Size of Proposed Residential (ha): 1.64	Density Rate (dph): 30			
Yield Note: 30dph@80% reflect existing character and grain of settlement.							

ID: 105	Settlement: Lichfield	Location: Cross In Hand Lane	Ward: Longdon
<b>Currently Suitable?</b> Yes		<b>Currently Available?</b> Yes	<b>Currently Achievable?</b> Yes
<p><b>Suitability Notes:</b> Site is outside current settlement boundary but is adjacent to a sustainable settlement of Lichfield and is in close proximity to public transport routes, services and facilities.</p> <p>Within Greenbelt. Does not wholly comply with current development plan policies in the Local Plan. However, site falls within broad area for search for assessment of sites which could contribute to sustainable mixed communities.</p> <p>Loss of Grade 2/3 agricultural land may need justification. Site falls within the FOM and contributions to these projects may be required. An SBI &amp; BAS are within 1km and the impact on it may need further investigation. Site is within the Cannock Chase zone of influence therefore mitigation may be required.</p>		<p><b>Availability Notes:</b></p> <p>Site is not currently for sale or being marketed but has been promoted by the owner/agent. UCA assesses site as available</p>	<p><b>Achievability Notes:</b></p> <p>No known constraints</p>
<b>When is site likely to come forward?:</b> 0 - 5 years			
		<b>Proposed Yield:</b> 39	<b>Current Deliverability:</b> Deliverable

Table B.189

ID: 126	Settlement: Lichfield	Location: Dean Slade Lane, land at	Ward: St Johns
<b>Site Area (ha):</b> 1.52	<b>Source:</b> Submission	<b>Proposal:</b> Residential	<b>Size of Proposed Residential (ha):</b> 1.2
<b>Yield Note:</b> 30dph@80% reflect existing character and grain of settlement.			
<b>Currently Suitable?</b> Yes		<b>Currently Available?</b> Yes	<b>Currently Achievable?</b> Yes
<p><b>Suitability Notes:</b> Site is outside current settlement boundary but is adjacent to a sustainable settlement of Lichfield and is in close proximity to public transport routes, services and facilities. Proposed mix will assist sustainability.</p> <p>Within greenbelt. Does not wholly comply with current development plan policies in the Local Plan. However, site falls within broad area for search for assessment of sites which could contribute to sustainable mixed communities.</p> <p>Loss of Grade 2 agricultural land may need justification. Site is within the Cannock Chase zone of influence therefore mitigation may be required.</p>		<p><b>Availability Notes:</b></p> <p>Site is not currently for sale or being marketed but has been promoted by the owner/agent.</p>	<p><b>Achievability Notes:</b></p> <p>Part of larger site proposed mix of uses. Agent confirms development at this scale is achievable.</p>
<b>When is site likely to come forward?:</b> 0 - 5 years			
		<b>Proposed Yield:</b> 36	<b>Current Deliverability:</b> Deliverable

Table B.190

ID: 127	Settlement: Lichfield	Location: Dean Slade Lane, land at	Ward: St Johns
<b>Site Area (ha):</b> 0.94	<b>Source:</b> Submission	<b>Proposal:</b> Residential	<b>Size of Proposed Residential (ha):</b> 0.75
<b>Yield Note:</b> 30dph@80% reflect existing character and grain of settlement.			
<b>Currently Suitable?</b> Yes		<b>Currently Available?</b> Yes	<b>Currently Achievable?</b> Yes

ID: 127	Settlement: Lichfield	Location: Dean Slade Lane, land at	Ward: St Johns
<p><b>Suitability Notes:</b> Site is outside current settlement boundary but is adjacent to a sustainable settlement of Lichfield and is in close proximity to public transport routes, services and facilities. Proposed mix will assist sustainability.</p> <p>Within greenbelt. Does not wholly comply with current development plan policies in the Local Plan. However, site falls within broad area for search for assessment of sites which could contribute to sustainable mixed communities.</p> <p>Landfill site within 50m, further investigation may be required.</p> <p>Loss of Grade 2 agricultural land may need justification. Site is within the Cannock Chase zone of influence therefore mitigation may be required.</p>		<p><b>Availability Notes:</b></p> <p>Site is not currently for sale or being marketed but has been promoted by the owner/agent.</p>	<p><b>Achievability Notes:</b></p> <p>Part of larger site proposed mix of uses. Agent confirms development at this scale is achievable.</p>
		<p><b>When is site likely to come forward?:</b> 0 - 5 years</p>	
		<p><b>Proposed Yield:</b> 23</p>	<p><b>Current Deliverability:</b> Deliverable</p>

Table B.191

ID: 128	Settlement: Lichfield	Location: Dean Slade Lane, land at	Ward: St Johns
<p><b>Site Area (ha):</b> 13.6</p>	<p><b>Source:</b> Submission</p>	<p><b>Proposal:</b> Mixed</p>	<p><b>Size of Proposed Residential (ha):</b> 13.6</p>
<p><b>Density Rate (dph):</b> 30</p>			
<p><b>Yield Note:</b> Yield of 450 proposed for site through to the Local Plan Strategy.</p>			
<p><b>Currently Suitable?</b> Yes</p>		<p><b>Currently Available?</b> Yes</p>	
		<p><b>Currently Achievable?</b> Yes</p>	
<p><b>Suitability Notes:</b> Allocated as a Sustainable Development Allocations (SDA) within the Local Plan Strategy.</p> <p>Landfill site within 50m, further investigation may be required.</p> <p>Loss of Grade 2 agricultural land may need justification. Site is within the Cannock Chase zone of influence therefore mitigation may be required.</p>		<p><b>Availability Notes:</b></p> <p>Site is not currently for sale or being marketed but has been promoted by the owner/agent.</p>	<p><b>Achievability Notes:</b></p> <p>Part of larger site proposed mix of uses. Agent confirms development at this scale is achievable.</p>
		<p><b>When is site likely to come forward?:</b> 0 - 10 years</p>	
		<p>0-5 years</p>	<p>6-10 years</p>
		<p>150</p>	<p>11-15 years</p>
		<p><b>Proposed Yield:</b> 450</p>	<p><b>Current Deliverability:</b> Deliverable</p>

Table B.192

ID: 139	Settlement: Lichfield	Location: Birmingham Road	Ward: St Johns
<p><b>Site Area (ha):</b> 0.8</p>	<p><b>Source:</b> Submission</p>	<p><b>Proposal:</b> Residential</p>	<p><b>Size of Proposed Residential (ha):</b></p>
<p><b>Density Rate (dph):</b></p>			
<p><b>Yield Note:</b> likely to come forward as part of wider development, under site 109</p>			
<p><b>Currently Suitable?</b> Yes</p>		<p><b>Currently Available?</b> Yes</p>	
		<p><b>Currently Achievable?</b> Yes</p>	
<p><b>Suitability Notes:</b> Allocated as a Sustainable Development Allocations (SDA) within the Local Plan Strategy.</p>		<p><b>Availability Notes:</b></p>	<p><b>Achievability Notes:</b> No known constraints</p>

ID: 139	Settlement: Lichfield	Location: Birmingham Road	Ward: St Johns
Loss of Grade 2 agricultural land may need justification. Site is within the Cannock Chase zone of influence therefore mitigation may be required.	Site is not currently for sale or being marketed but has been promoted by the owner/agent.		
	When is site likely to come forward?: 0 - 5 years		
	Proposed Yield: 26	Current Deliverability: Deliverable	

Table B.193

ID: 378	Settlement: Lichfield	Location: London Road (22)/Knowle Lane	Ward: St Johns	
Site Area (ha): 1.07	Source: Submission	Proposal: Residential	Size of Proposed Residential (ha): 1.07	Density Rate (dph): 40
Yield Note: 40dph @ 60% has been used although developer suggests scheme of 22dph and 15dph which is considered too low. Area is minus part of site 109 which overlaps.				
Currently Suitable? Yes		Currently Available? Yes		Currently Achievable? Yes
<p><b>Suitability Notes:</b> Site is part within the sustainable settlement of Lichfield but is not in close proximity to public transport routes, services and facilities. This is likely to be improved if adjacent development takes place.</p> <p>Part within greenbelt. Does not wholly comply with current development plan policies in the Local Plan. However, site falls within broad area for search for assessment of sites which could contribute to sustainable mixed communities.</p> <p>Access off Knowle Lane as proposed is unlikely to be acceptable without significant upgrade.</p> <p>Loss of Grade 2 agricultural land may need justification. Site is within the Cannock Chase zone of influence therefore mitigation may be required.</p>		<p><b>Availability Notes:</b></p> <p>Site is not currently for sale or being marketed but has been promoted by the owner/agent.</p>		<p><b>Achievability Notes:</b></p> <p>Unknown how measures to improve access would impact on viability. However, more likely to come forward as part of wider adjacent site and access would not be improved.</p>
		When is site likely to come forward?: 0 - 5 years		
		Proposed Yield: 61	Current Deliverability: Deliverable	

Table B.194

ID: 381	Settlement: Lichfield	Location: Stafford Road (abutting)	Ward: Longdon	
Site Area (ha): 0.12	Source: Submission	Proposal: Residential	Size of Proposed Residential (ha): 0.12	Density Rate (dph): 30
Yield Note: A dph of 30dph @ 60% has been used to reflect surrounding character of and grain of adjacent settlement.				
Currently Suitable? Yes		Currently Available? Yes		Currently Achievable? Yes
<p><b>Suitability Notes:</b> Site is outside the sustainable settlement of Lichfield but is adjacent to sustainable settlement of Lichfield and in proximity to public transport routes, services and facilities. This is likely to be improved if adjacent development takes place.</p>		<p><b>Availability Notes:</b></p> <p>Site is not currently for sale or being marketed but has been promoted by the owner/agent.</p>		<p><b>Achievability Notes:</b></p> <p>No known constraints.</p>

ID: 381	Settlement: Lichfield	Location: Stafford Road (abutting)	Ward: Longdon
<p>Within greenbelt. Does not wholly comply with current development plan policies in the Local Plan. However, site falls within broad area for search for assessment of sites which could contribute to sustainable mixed communities.</p> <p>Loss of Grade 3 agricultural land may need justification. Site falls within the FOM and contributions to these projects may be required. An SBI &amp; BAS are within 1km and the impact on them may need further investigation. Site is within the Cannock Chase zone of influence therefore mitigation may be required.</p>		<p><b>When is site likely to come forward?:</b> 0 - 5 years</p>	
		<p><b>Proposed Yield:</b> 4</p>	<p><b>Current Deliverability:</b> Deliverable</p>

Table B.195

ID: 403	Settlement: Lichfield	Location: Trent Valley Road, former HSBC hire	Ward: Whittington
<p><b>Site Area (ha):</b> 2.4</p>	<p><b>Source:</b> Submission</p>	<p><b>Proposal:</b> Residential/Mixed/Parking</p>	<p><b>Size of Proposed Residential (ha):</b> 2.4</p> <p><b>Density Rate (dph):</b> 50</p>
<p><b>Yield Note:</b> 50dph @ 60% used due to proximity to public transport corridors. However, recognise lower yield may occur if mix of uses is proposed.</p>			
<p><b>Currently Suitable?</b> Yes</p>		<p><b>Currently Available?</b> Yes</p>	
<p><b>Currently Achievable?</b> Yes</p>			
<p><b>Suitability Notes:</b> Site is outside the sustainable settlement of Lichfield but is adjacent to sustainable settlement of Lichfield and in proximity to public transport routes, services and facilities. This is likely to be improved if adjacent development takes place.</p> <p>Does not wholly comply with current development plan policies in the Local Plan. However, site falls within broad area for search for assessment of sites which could contribute to sustainable mixed communities.</p> <p>SCC highlight negative impact on local road network. Former employment. Site has potential for protected species. Site is within the Cannock Chase zone of influence therefore mitigation may be required.</p>		<p><b>Availability Notes:</b></p> <p>Site is not currently for sale or being marketed but has been promoted by the owner/agent. UCA assesses site as not available</p>	
		<p><b>Achievability Notes:</b> Unknown how measures to mitigate highways development but given location, a higher yield may be achievable.</p>	
		<p><b>When is site likely to come forward?:</b> 6-10 years</p>	
		<p><b>Proposed Yield:</b> 72</p>	<p><b>Current Deliverability:</b> Developable</p>

Table B.196

ID: 415	Settlement: Lichfield	Location: Trent Valley Buffer Depot	Ward: Whittington
<p><b>Site Area (ha):</b> 1.9</p>	<p><b>Source:</b> Submission</p>	<p><b>Proposal:</b> Residential</p>	<p><b>Size of Proposed Residential (ha):</b></p> <p><b>Density Rate (dph):</b></p>
<p><b>Yield Note:</b> planning application 00/00778/OUT for 75 dwellings (now expired)</p>			
<p><b>Currently Suitable?</b> Yes</p>		<p><b>Currently Available?</b> Yes</p>	
<p><b>Currently Achievable?</b> Yes</p>			
<p><b>Suitability Notes:</b> Planning permission has been granted previously for the re-use of the brownfield site.</p>		<p><b>Availability Notes:</b></p>	
		<p><b>Achievability Notes:</b> No known constraints.</p>	

ID: 415		Settlement: Lichfield		Location: Trent Valley Buffer Depot		Ward: Whittington			
Site was allocated within the 1998 Lichfield District Local Plan, but was used as a depot whilst rail improvements were made to the west cost mainline. Site is proposed to be allocated for residential development within the Local Plan Allocations document Site L24.				Owner has advised site will come forward in the next 5 years. UCA assesses site as available. Pre-application advice undertaken.					
Site is within the Cannock Chase zone of influence therefore mitigation may be required.				<b>When is site likely to come forward?:</b>					
				0-5 years		6-10 years		0-10 years	
				25		25		0	
				<b>Proposed Yield: 50</b>				<b>Current Deliverability: Deliverable</b>	

Table B.197

ID: 416		Settlement: Lichfield		Location: Sandyway Farm		Ward: Leomansley	
<b>Site Area (ha): 0.87</b>		<b>Source:</b> Submission		<b>Proposal:</b> Residential		<b>Size of Proposed Residential (ha): 0.87</b>	
<b>Density Rate (dph): 40</b>							
<b>Yield Note:</b> as put forward by the developer							
<b>Currently Suitable?</b> Yes				<b>Currently Available?</b> Yes		<b>Currently Achievable?</b> Yes	
<b>Suitability Notes:</b> Site is adjacent to the sustainable settlement of Lichfield and in close proximity to public transport route, services and facilities.  Within greenbelt. Does not wholly comply with current development plan policies in the Local Plan. However, site falls within broad area for search for assessment of sites which could contribute to sustainable mixed communities.  Loss of Grade 2 agricultural land may need justification. Site has potential for protected species. Site is within the Cannock Chase zone of influence therefore mitigation may be required.				<b>Availability Notes:</b>  Known interest and desire to develop.		<b>Achievability Notes:</b>  No known constraints.	

Table B.198

ID: 418		Settlement: Lichfield		Location: Sandford Steet, Beaconsfield House		Ward: Leomansley	
<b>Site Area (ha): 0.05</b>		<b>Source:</b> Survey		<b>Proposal:</b> Residential		<b>Size of Proposed Residential (ha): 0.05</b>	
<b>Density Rate (dph): -</b>							
<b>Yield Note:</b> High yield used to reflect city centre location, nature of site, likely to accommodate apartments - yield based on expired planning permission for apartment scheme							
<b>Currently Suitable?</b> Yes				<b>Currently Available?</b> Yes		<b>Currently Achievable?</b> Yes	
<b>Suitability Notes:</b> Within the sustainable settlement of Lichfield and in close proximity to public transport route, services and facilities. Site is proposed to be allocated for residential development in Local Plan Allocations document Site L1.  Conservation area which may impact on design.				<b>Availability Notes:</b>  Expired planning application and new application 16/00865/FULM nyd. UCA assesses site as available		<b>Achievability Notes:</b> No known constraints.	

<b>ID: 418</b>	<b>Settlement: Lichfield</b>	<b>Location: Sandford Steet, Beaconsfield House</b>	<b>Ward: Leomansley</b>
An SSSI is within 1km and the impact on it may need further investigation. Site is within the Cannock Chase zone of influence therefore mitigation may be required.		<b>When is site likely to come forward?:</b> 1-5 years	
		<b>Proposed Yield:</b> 27	<b>Current Deliverability:</b> Deliverable

**Table B.199**

<b>ID: 434</b>	<b>Settlement: Lichfield</b>	<b>Location: Grange Lane, land west of</b>	<b>Ward: Chadsmead</b>
<b>Site Area (ha):</b> 0.64	<b>Source:</b> Submission	<b>Proposal:</b> Affordable housing / mixed	<b>Size of Proposed Residential (ha):</b> 0.64
<b>Density Rate (dph):</b> 40			
<b>Yield Note:</b> 40dph @ 80% a lower yield than adjacent site used as no firm proposal for this site - could include open space provision.			
<b>Currently Suitable?</b> Yes		<b>Currently Available?</b> Yes	<b>Currently Achievable?</b> Yes
<b>Suitability Notes:</b> Site is outside current settlement boundary but is adjacent to sustainable settlement of Lichfield and in close proximity to public transport route, services and facilities.  Within greenbelt. Does not wholly comply with current development plan policies in the Local Plan. However, site falls within broad area for search for assessment of sites which could contribute to sustainable mixed communities.  Loss of Grade 3 agricultural land may need justification. Site falls within the FOM and contributions to these projects may be required. An SBI and BAS are within 1km and the impact on these may need further investigation. Site is within the Cannock Chase zone of influence therefore mitigation may be required.		<b>Availability Notes:</b>  Site is not currently for sale or being marketed but has been promoted by the owner/agent.	<b>Achievability Notes:</b>  No known constraints.
		<b>When is site likely to come forward?:</b> 0 - 5 years	
		<b>Proposed Yield:</b> 20	<b>Current Deliverability:</b> Deliverable

**Table B.200**

<b>ID: 435</b>	<b>Settlement: Lichfield</b>	<b>Location: Eastern Avenue</b>	<b>Ward: Chadsmead</b>
<b>Site Area (ha):</b> 0.44	<b>Source:</b> Submission	<b>Proposal:</b> Affordable housing	<b>Size of Proposed Residential (ha):</b> 0.44
<b>Density Rate (dph):</b> 40			
<b>Yield Note:</b> yield proposed by agent at approx 93dph. Accommodation in the form of apartments			
<b>Currently Suitable?</b> Yes		<b>Currently Available?</b> Yes	<b>Currently Achievable?</b> Yes
<b>Suitability Notes:</b> Site is outside current settlement boundary but is adjacent to sustainable settlement of Lichfield and in close proximity to public transport route, services and facilities.  Within greenbelt. Does not wholly comply with current development plan policies in the Local Plan. However, site falls within broad area for search for assessment of sites which could contribute to sustainable mixed communities.		<b>Availability Notes:</b>  Site is not currently for sale or being marketed but has been promoted by the owner/agent.	<b>Achievability Notes:</b>  No known constraints.
		<b>When is site likely to come forward?:</b> 0 - 5 years	
		<b>Proposed Yield:</b> 41	<b>Current Deliverability:</b> Deliverable

ID: 435	Settlement: Lichfield	Location: Eastern Avenue	Ward: Chadsmead
Loss of Grade 3 agricultural land may need justification. Site falls within the FOM and contributions to these projects may be required. An SBI and BAS are within 1km and the impact on these may need further investigation. Site is within the Cannock Chase zone of influence therefore mitigation may be required.			

Table B.201

ID: 614	Settlement: Lichfield	Location: Upper St. John Street, 143/145	Ward: St Johns	
Site Area (ha): 0.08	Source: Submission	Proposal: Residential	Size of Proposed Residential (ha): 0.08	Density Rate (dph): -
Yield Note: proposed yield of 4 as per refused planning application 09/00772/FUL.				
Currently Suitable? Yes		Currently Available? Yes		Currently Achievable? Yes
Suitability Notes: Within the sustainable settlement of Lichfield and in close proximity to public transport route, services and facilities.  Site may have potential for protected species. Site is within the Cannock Chase zone of influence therefore mitigation may be required.		Availability Notes: Previous planning application 09/00772/FUL		Achievability Notes: Potential access issue to be resolved
		When is site likely to come forward?: 0 - 5 years		
		Proposed Yield: 4		Current Deliverability: Deliverable

Table B.202

ID: 633	Settlement: Lichfield	Location: Land South of Fosseyway	Ward: St Johns	
Site Area (ha): 0.17	Source: Submission	Proposal: Residential	Size of Proposed Residential (ha): 0.17	Density Rate (dph): 40
Yield Note: indicative yield of 5 using 80% at 40 dph and rep submitted as part of Part 19 Reg consultation				
Currently Suitable? Yes		Currently Available? Yes		Currently Achievable? Yes
Suitability Notes: Site is outside current settlement boundary but is adjacent to a sustainable settlement of Lichfield and is in close proximity to public transport routes, services and facilities. Proposed mix will assist sustainability.  Within Green Belt. Does not wholly comply with current development plan policies in the Local Plan. However, site falls within broad area for search for assessment of sites which could contribute to sustainable mixed communities.  Loss of Grade 2 agricultural land may need justification. Site is within the Cannock Chase zone of influence therefore mitigation may be required.		Availability Notes: Site is not currently for sale or being marketed but has been promoted by the owner/agent.		Achievability Notes: No known constraints.
		When is site likely to come forward?: 0 - 5 years		
		Proposed Yield: 12		Current Deliverability: Deliverable

Table B.203

<b>ID: 646</b>		<b>Settlement: Lichfield</b>		<b>Location: Grange Lane, land at Grange Lea</b>		<b>Ward: Chadsmead</b>	
<b>Site Area (ha):</b> 2.02	<b>Source:</b> Submission	<b>Proposal:</b> Residential	<b>Size of Proposed Residential (ha):</b> 2.02		<b>Density Rate (dph):</b> 30		
<b>Yield Note:</b> yield based on indicative 30dph at 80%							
<b>Currently Suitable?</b> Yes				<b>Currently Available?</b> Yes		<b>Currently Achievable?</b> Yes	
<p><b>Suitability Notes:</b> Site is outside current settlement boundary but is adjacent to a sustainable settlement of Lichfield and is in close proximity to public transport routes, services and facilities.</p> <p>Within greenbelt. Does not wholly comply with current development plan policies in the Local Plan. However, site falls within broad area for search for assessment of sites which could contribute to sustainable mixed communities.</p> <p>Within the FOM and contributions to these projects may be required. An SBI and BAS are within 1km and the impact upon these may need further investigation. Site is within the Cannock Chase zone of influence therefore mitigation may be required.</p>				<b>Availability Notes:</b>		<b>Achievability Notes:</b>	
				Site is not currently for sale or being marketed but has been promoted by the owner/agent.		No known constraints.	
				<b>When is site likely to come forward?:</b> 0 - 5 years			
				<b>Proposed Yield:</b> 48		<b>Current Deliverability:</b> Deliverable	

Table B.204

<b>ID: 648</b>		<b>Settlement: Lichfield</b>		<b>Location: St. Michaels School detached playing fields. LPA Site L8</b>		<b>Ward: Chadsmead</b>	
<b>Site Area (ha):</b> 0.23	<b>Source:</b> Submission	<b>Proposal:</b> Residential	<b>Size of Proposed Residential (ha):</b> 0.23		<b>Density Rate (dph):</b> 30		
<b>Yield Note:</b> yield based on indicative 40dph at 100%							
<b>Currently Suitable?</b> No				<b>Currently Available?</b> Yes		<b>Currently Achievable?</b> Yes	
<p><b>Suitability Notes:</b> Site is within the sustainable settlement of Lichfield and is in close proximity to public transport routes, services and facilities. Site is proposed to be allocated for residential development within emerging Local Plan Allocations document Site L8.</p> <p>No conflict with guidance within the NPPF due to loss of playing fields as fields have not been used for 10 years so would no longer need to be replaced. Site is within the Cannock Chase zone of influence therefore mitigation may be required.</p>				<b>Availability Notes:</b>		<b>Achievability Notes:</b> No known constraints.	
				Site is not currently for sale or being marketed but has been promoted by the owner/agent. UCA assesses site as available			
				<b>When is site likely to come forward?:</b> 0-5 years			
				<b>Proposed Yield:</b> 9		<b>Current Deliverability:</b> Deliverable	

Table B.205

<b>ID: 668</b>		<b>Settlement: Lichfield</b>		<b>Location: George Lane, 18</b>		<b>Ward: Stowe</b>	
<b>Site Area (ha):</b> 0.02	<b>Source:</b> Submission	<b>Proposal:</b> Residential	<b>Size of Proposed Residential (ha):</b> 0.02		<b>Density Rate (dph):</b> 30		
<b>Yield Note:</b>							

<b>ID: 668</b>	<b>Settlement: Lichfield</b>	<b>Location: George Lane, 18</b>		<b>Ward: Stowe</b>
<b>Currently Suitable?</b> Yes		<b>Currently Available?</b> Yes		<b>Currently Achievable?</b> Yes
<p><b>Suitability Notes:</b> Site is within the sustainable settlement of Lichfield and is in close proximity to public transport routes, services and facilities.</p> <p>Site has potential for protected species. Site is within the Cannock Chase zone of influence therefore mitigation may be required.</p>		<b>Availability Notes:</b>		<b>Achievability Notes:</b> No known constraints.
		Site is not currently for sale or being marketed but has been promoted by the owner/agent.		
		<b>When is site likely to come forward?:</b> 0 - 5 years		<b>Proposed Yield:</b> 1

**Table B.206**

<b>ID: 681</b>	<b>Settlement: Lichfield</b>	<b>Location: Land South and East of Sandyway Farm, Lichfield</b>		<b>Ward: Leomansley</b>
<b>Site Area (ha):</b> 2.23	<b>Source:</b> Submission	<b>Proposal:</b> Residential	<b>Size of Proposed Residential (ha):</b> 2.23	<b>Density Rate (dph):</b> 30
<b>Yield Note:</b> based on 80% at 30dph				
<b>Currently Suitable?</b> Yes		<b>Currently Available?</b> Yes		<b>Currently Achievable?</b> Yes
<p><b>Suitability Notes:</b> Site is outside current settlement boundary but is adjacent to a sustainable settlement of Lichfield and is in close proximity to public transport routes, services and facilities.</p> <p>Within Green Belt. Does not wholly comply with current development plan policies in the Local Plan. However, site falls within broad area for search for assessment of sites which could contribute to sustainable mixed communities.</p> <p>An SBI is within 1km and the impact upon this may need further investigation.</p> <p>Loss of Grade 2 Agricultural Land may need justification. Site is within the Cannock Chase zone of influence therefore mitigation may be required.</p>		<b>Availability Notes:</b>		<b>Achievability Notes:</b> No known constraints. Need further information in terms of access.
		Site is not currently for sale or being marketed but has been promoted by the owner/agent.		
		<b>When is site likely to come forward?:</b> 0 - 5 years		<b>Proposed Yield:</b> 53

**Table B.207**

<b>ID: 704</b>	<b>Settlement: Lichfield</b>	<b>Location: Knowle Lane, Roman Way</b>		<b>Ward: St. Johns</b>
<b>Site Area (ha):</b> 0.82	<b>Source:</b> Submission	<b>Proposal:</b> Residential	<b>Size of Proposed Residential (ha):</b> 0.82	<b>Density Rate (dph):</b> 30
<b>Yield Note:</b> based on 80% at 30dph				
<b>Currently Suitable?</b> Yes		<b>Currently Available?</b> Yes		<b>Currently Achievable?</b> Yes
<p><b>Suitability Notes:</b> Site is outside current settlement boundary but is adjacent to a sustainable settlement of Lichfield and is in close proximity to public transport routes, services and facilities.</p>		<b>Availability Notes:</b>		<b>Achievability Notes:</b> No known constraints.

ID: 704	Settlement: Lichfield	Location: Knowle Lane, Roman Way	Ward: St. Johns
<p>Within Green Belt. Does not wholly comply with current development plan policies in the Local Plan. However, site falls within broad area for search for assessment of sites which could contribute to sustainable mixed communities. An SBI is within 1km and the impact upon this may need further investigation.</p>		<p>Site is not currently for sale or being marketed but has been promoted by the owner/agent.</p>	
<p>Loss of Grade 2 Agricultural Land may need justification. Site is within the Cannock Chase zone of influence therefore mitigation may be required.</p>		<p><b>When is site likely to come forward?:</b> 0 - 5 years</p>	
		<p><b>Proposed Yield:</b> 24</p>	<p><b>Current Deliverability:</b> Deliverable</p>

Table B.208

ID: 758	Settlement: Lichfield	Location: Hewit Close Garage Court	Ward: Curborough
<p><b>Site Area (ha):</b> 0.07</p>	<p><b>Source:</b> Submission</p>	<p><b>Proposal:</b> Residential</p>	<p><b>Size of Proposed Residential (ha):</b> 0.07</p>
<p><b>Yield Note:</b> Yeild proposed by Housing Association who submitted site</p>			
<p><b>Currently Suitable?</b> Yes</p>		<p><b>Currently Available?</b> Yes</p>	
		<p><b>Currently Achievable?</b> Yes</p>	
<p><b>Suitability Notes:</b> Within a sustainable settlement.</p> <p>An SSSI &amp; SBI is within 1km and the impact on it may need further investigation. Site has potential for protected species. Site is within the Cannock Chase zone of influence therefore mitigation may be required.</p>		<p><b>Availability Notes:</b></p> <p>Site is not currently for sale or being marketed but has been promoted by the owner/agent.</p>	
		<p><b>When is site likely to come forward?:</b> 0 - 5 years</p>	
		<p><b>Proposed Yield:</b> 3</p>	<p><b>Current Deliverability:</b> Deliverable</p>

Table B.209

ID: 760	Settlement: Lichfield	Location: Beecroft Ave, 1	Ward: Curborough
<p><b>Site Area (ha):</b> 0.12</p>	<p><b>Source:</b> Submission</p>	<p><b>Proposal:</b> Residential</p>	<p><b>Size of Proposed Residential (ha):</b> 0.12</p>
<p><b>Yield Note:</b> Yield from expired permission 12/00869/FUL</p>			
<p><b>Currently Suitable?</b> Yes</p>		<p><b>Currently Available?</b> Yes</p>	
		<p><b>Currently Achievable?</b> Yes</p>	
<p><b>Suitability Notes:</b> Within a sustainable settlement.</p> <p>An SSSI &amp; SBI is within 1km and the impact on it may need further investigation. Site has potential for protected species. Site is within the Cannock Chase zone of influence therefore mitigation may be required.</p>		<p><b>Availability Notes:</b></p> <p>Site is not currently for sale or being marketed but has been promoted by the owner/agent.</p>	
		<p><b>When is site likely to come forward?:</b> 0 - 5 years</p>	
		<p><b>Proposed Yield:</b> 2</p>	<p><b>Current Deliverability:</b> Deliverable</p>

Table B.210

<b>ID: 813</b>		<b>Settlement: Lichfield</b>		<b>Location: Trent Valley Road, land at Rosaries</b>		<b>Ward: Stowe</b>	
<b>Site Area (ha):</b> 0.23	<b>Source:</b> Survey	<b>Proposal:</b> Residential	<b>Size of Proposed Residential (ha):</b> 0.23		<b>Density Rate (dph):</b> 40		
<b>Yield Note:</b> 40dph @ 80% used to reflect surrounding area.							
<b>Currently Suitable?</b> Yes				<b>Currently Available?</b> No		<b>Currently Achievable?</b> Yes	
<p><b>Suitability Notes:</b> Within the sustainable settlement of Lichfield and in close proximity to public transport route, services and facilities. Site is proposed to be allocated for residential development within the Local Plan Allocations document.</p> <p>An SSSI is within 1km and the impact on it may need further investigation. Site has potential for protected species. Site is within the Cannock Chase zone of influence therefore mitigation may be required.</p>				<p><b>Availability Notes:</b></p> <p>Site has been marketed for sale. UCA assesses site as available</p>		<p><b>Achievability Notes:</b> No known constraints.</p>	
				<b>Proposed Yield:</b> 9		<b>Current Deliverability:</b> Deliverable	

Table B.211

<b>ID: 835 (ELAA ID:23)</b>		<b>Settlement: Lichfield</b>		<b>Location: Trent Valley Road, Former GKN Site</b>		<b>Ward: Boley Park</b>	
<b>Site Area (ha):</b> 2.4	<b>Source:</b> Submission	<b>Proposal:</b> Residential	<b>Size of Proposed Residential (ha):</b> 1.44		<b>Density Rate (dph):</b> 40		
<b>Yield Note:</b> 40dph @ 60% of site.							
<b>Currently Suitable?</b> Yes				<b>Currently Available?</b> Yes		<b>Currently Achievable?</b> Yes	
<p><b>Suitability Notes:</b> Within the sustainable settlement of Lichfield and in close proximity to public transport route, services and facilities. The site may require contamination remediation. Access to be site would likely to be from existing access road. Site is within the Cannock Chase zone of influence therefore mitigation may be required. Noise from the train line could be experienced, but careful design can mitigate this as on the adjacent development.</p>				<p><b>Availability Notes:</b></p> <p>Existing premises are vacant and has been promoted for mixed use. UCA assesses site as having limited availability.</p>		<p><b>Achievability Notes:</b> Investment in remediation may be required but due to location a high density could be achieved to increase viability.</p>	
				<b>Proposed Yield:</b> 57		<b>Current Deliverability:</b> Deliverable	

Table B.212

<b>ID: 905</b>		<b>Settlement: Lichfield</b>		<b>Location: Claypitt Lane &amp; Fossey Lane, land at</b>		<b>Ward: St Johns</b>	
<b>Site Area (ha):</b> 17.16	<b>Source:</b> Submission	<b>Proposal:</b> Mixed	<b>Size of Proposed Residential (ha):</b> 10.26		<b>Density Rate (dph):</b> 30		
<b>Yield Note:</b> A dph rate of 30 @ 60%.							
<b>Currently Suitable?</b> Yes				<b>Currently Available?</b> Yes		<b>Currently Achievable?</b> Yes	

ID: 905		Settlement: Lichfield	Location: Claypitt Lane & Fosseway Lane, land at		Ward: St Johns	
<p><b>Suitability Notes:</b> Site is outside current settlement boundary but is adjacent to a sustainable settlement of Lichfield and is in close proximity to public transport routes, services and facilities. Proposed mix will assist sustainability.</p> <p>Within greenbelt. Does not wholly comply with current development plan policies in the Local Plan. However, site falls within broad area for search for assessment of sites which could contribute to sustainable mixed communities.</p> <p>Landfill site within 50m, further investigation may be required.</p> <p>Loss of Grade 2 agricultural land may need justification. Site is within the Cannock Chase zone of influence therefore mitigation may be required.</p>		<b>Availability Notes:</b>			<b>Achievability Notes:</b> Part of larger site proposed mix of uses. Agent confirms development at this scale is achievable.	
		Site is not currently for sale or being marketed but has been promoted by the owner/agent.				
		<b>When is site likely to come forward?:</b> 0 - 10 years				
		0-5 years	6-10 years	11-15 years		
150	155					
			<b>Proposed Yield:</b> 308		<b>Current Deliverability:</b> Deliverable	

Table B.213

ID: 906		Settlement: Lichfield	Location: Wolsey Road, land at		Ward: Curborough		
<b>Site Area (ha):</b> 0.1	<b>Source:</b> Submission	<b>Proposal:</b> Residential	<b>Size of Proposed Residential (ha):</b> 0.1		<b>Density Rate (dph):</b> -		
<b>Yield Note:</b> A dph rate of 30 @ 100%.							
<b>Currently Suitable?</b> Yes			<b>Currently Available?</b> Yes		<b>Currently Achievable?</b> Yes		
<p><b>Suitability Notes:</b> Within a sustainable settlement.</p> <p>An SSSI &amp; SBI is within 1km and the impact on it may need further investigation. Site has potential for protected species. Site is within the Cannock Chase zone of influence therefore mitigation may be required.</p>			<b>Availability Notes:</b>		<b>Achievability Notes:</b> No known constraints		
			Site is in LDC ownership and would be available within 5 years				
			<b>When is site likely to come forward?:</b> 0 - 5 years				
			<b>Proposed Yield:</b> 4		<b>Current Deliverability:</b> Deliverable		

Table B.214

ID: 925		Settlement: Lichfield	Location: Minster Pool Walk, St Mary's Old School		Ward: Stowe
<b>Site Area (ha):</b> 0.1	<b>Source:</b> Submission	<b>Proposal:</b> Residential	<b>Size of Proposed Residential (ha):</b> 0.01		<b>Density Rate (dph):</b> -
<b>Yield Note:</b> Yield from Expired planning permission 14/00225/COU					
<b>Currently Suitable?</b> Yes			<b>Currently Available?</b> Yes		<b>Currently Achievable?</b> Yes
<p><b>Suitability Notes:</b> Within a sustainable settlement and in close proximity to public transport route, services and facilities. Within Conservation Area</p>			<b>Availability Notes:</b>		<b>Achievability Notes:</b> No known constraints

ID: 925	Settlement: Lichfield	Location: Minster Pool Walk, St Mary's Old School	Ward: Stowe
An SSSI & SBI is within 1km and the impact on it may need further investigation. Site has potential for protected species. Site is within the Cannock Chase zone of influence therefore mitigation may be required.		Site is not currently for sale or being marketed	
When is site likely to come forward?: 0 - 5 years			
		Proposed Yield: 1	Current Deliverability: Deliverable

Table B.215

ID: 955	Settlement: Lichfield	Location: London Road, land off	Ward: St Johns
Site Area (ha): 5.07	Source: Submission	Proposal: Residential	Size of Proposed Residential (ha): 3.04
Density Rate (dph): 40			
Yield Note: 30dph @ 60% has been used although developer suggests scheme of 165 dwellings			
Currently Suitable? Yes		Currently Available? Yes	Currently Achievable? Yes
<p><b>Suitability Notes:</b> Site is outside current settlement boundary but is adjacent to a sustainable settlement of Lichfield and is in close proximity to public transport routes, services and facilities.</p> <p>Within Green Belt. Does not wholly comply with current development plan policies in the Local Plan.</p> <p>However, site falls within broad area for search for assessment of sites which could contribute to sustainable mixed communities.</p> <p>Access issues would need to be considered.</p> <p>Loss of Grade 2 agricultural land may need justification. Site is within the Cannock Chase zone of influence therefore mitigation may be required.</p>		<p><b>Availability Notes:</b></p> <p>Site is not currently for sale or being marketed but has been promoted by the owner/agent.</p>	<p><b>Achievability Notes:</b> Unknown how measures to improve access would impact on viability. However, more likely to come forward as part of wider adjacent site and access would not be improved.</p>
When is site likely to come forward?: 0 - 5 years			
		Proposed Yield:165	Current Deliverability: Deliverable

Table B.216

ID: 1104	Settlement: Lichfield	Location: Burton Rd , (East), Land off., Streethay	Ward: Whittington
Site Area (ha): 0.35	Source: Submission	Proposal: Residential	Size of Proposed Residential (ha): 0.35
Density Rate (dph): -			
Yield Note: Yield from agent			
Currently Suitable? Yes		Currently Available? Yes	Currently Achievable? Yes
<p><b>Suitability Notes:</b> Site is outside current settlement boundary but is adjacent to a sustainable settlement of Lichfield at Streethay and is in close proximity to public transport routes, services and facilities. Does not wholly comply with current development plan policies in the Local Plan. However, site falls within broad area for search for assessment of sites which could contribute to sustainable mixed communities. Site is proposed to be allocated for residential development within emerging Local Plan Allocations document Site L9.</p>		<p><b>Availability Notes:</b></p> <p>Site is not currently for sale or being marketed but has been promoted by the owner/agent. UCA assesses site as available.</p>	<p><b>Achievability Notes:</b> No known constraints</p>
When is site likely to come forward?: 0 - 5 years			

<b>ID: 1104</b>	<b>Settlement: Lichfield</b>	<b>Location: Burton Rd , (East), Land off., Streethay</b>	<b>Ward: Whittington</b>
Site is within the Cannock Chase zone of influence therefore mitigation may be required. Loss of Grade 2 agricultural land may need justification.		<b>Proposed Yield: 20</b>	<b>Current Deliverability: Deliverable</b>

Table B.217

<b>ID: 1121</b>	<b>Settlement: Lichfield</b>	<b>Location: Limburg Ave., Land to south west</b>		<b>Ward: Leomansley</b>
<b>Site Area (ha): 23.4</b>	<b>Source: Submission</b>	<b>Proposal: Residential</b>	<b>Size of Proposed Residential (ha): 14.04</b>	<b>Density Rate (dph):40</b>
<b>Yield Note:</b> A dph rate of 40 @ 60%.				
<b>Currently Suitable? Yes</b>		<b>Currently Available? Yes</b>		<b>Currently Achievable? Yes</b>
<b>Suitability Notes:</b> Site is outside current settlement boundary but is adjacent to a sustainable settlement of Lichfield and is in close proximity to public transport routes, services and facilities.  Within greenbelt. Does not wholly comply with current development plan policies in the Local Plan. However, site falls within broad area for search for assessment of sites which could contribute to sustainable mixed communities.  Loss of Grade 2 agricultural land may need justification. Site is within the Cannock Chase zone of influence therefore mitigation may be required. Floodzone 2 from brook which crosses site.		<b>Availability Notes:</b>  Site is not currently for sale or being marketed but has been promoted by the owner/agent.		<b>Achievability Notes:</b>
<b>When is site likely to come forward?: 0 - 10 years</b>				
0-5 years		6-10 years		11-15 years
150		411		
<b>Proposed Yield: 561</b>			<b>Current Deliverability: Deliverable</b>	

Table B.218

<b>ID: 1125</b>	<b>Settlement: Lichfield</b>	<b>Location: Grange Ln., Ferndale House</b>		<b>Ward: Chadsmead</b>
<b>Site Area (ha): 0.16</b>	<b>Source: Submission</b>	<b>Proposal: Residential</b>	<b>Size of Proposed Residential (ha): 0.16</b>	<b>Density Rate (dph): -</b>
<b>Yield Note:</b> Yield from agent				
<b>Currently Suitable? Yes</b>		<b>Currently Available? Yes</b>		<b>Currently Achievable? Yes</b>
<b>Suitability Notes:</b> Site is outside current settlement boundary but is adjacent to a sustainable settlement of Lichfield and is in close proximity to public transport routes, services and facilities. Does not wholly comply with current development plan policies in the Local Plan. However, site falls within broad area for search for assessment of sites which could contribute to sustainable mixed communities. Site lies within the Green Belt.  Site is within the Cannock Chase zone of influence therefore mitigation may be required. Lies within the Forest of Mercia		<b>Availability Notes:</b>  Site is not currently for sale or being marketed but has been promoted by the owner/agent.		<b>Achievability Notes:</b> No known constraints
<b>When is site likely to come forward?: 0 - 5 years</b>				
<b>Proposed Yield: 4</b>			<b>Current Deliverability: Deliverable</b>	

Table B.219

ID: 1		Settlement: Lichfield		Location: Trent Valley Road, Lichfield Highway Depot & HWRL		Ward: Boley Park	
Site Area (ha): 1.37	Source: Submission	Proposal: Residential	Size of Proposed Residential (ha): 1.37	Density Rate (dph): 50			
<b>Yield Note:</b> Adjacent redevelopment site achieved 79 units @ 50 dph. High density likely due to proximity to public transport. 50dph@80%							
Currently Suitable? Yes				Currently Available? No		Currently Achievable? Yes	
<p><b>Suitability Notes:</b> Within the sustainable settlement of Lichfield and in close proximity to public transport route, services and facilities.</p> <p>The site may require contamination remediation but the owner states that this will not impact on the viability of redevelopment. Access to the site would likely be from existing access road.</p> <p>Site may have potential for protected species. SSSI located within 1km and the impact on it may need further investigation.</p> <p>Noise from the train line could be experienced, but careful design can mitigate this as on the adjacent development. Site is within the Cannock Chase zone of influence therefore mitigation may be required.</p>				<p><b>Availability Notes:</b></p> <p>The landowner has indicated that the existing use needs to be relocated and an alternative site is yet to be identified. The landowner does not expect that the site will be available within the next 5 years.</p>		<p><b>Achievability Notes:</b></p> <p>Investment in remediation may be required but due to location, a high density could be achieved to increase viability.</p>	
				When is site likely to come forward?: 6 - 10 years			
				Proposed Yield: 55		Current Deliverability: Developable	

Table B.220

ID: 6		Settlement: Lichfield		Location: Nearfield House		Ward: Chadsmead	
Site Area (ha): 2	Source: Submission	Proposal: Residential	Size of Proposed Residential (ha): 0.11	Density Rate (dph): 40			
<b>Yield Note:</b> Yield based on conversion of existing property							
Currently Suitable? Yes				Currently Available? No		Currently Achievable? Yes	
<p><b>Suitability Notes:</b> Site is outside current settlement boundary but is adjacent to sustainable settlement of Lichfield and in close proximity to public transport route, services and facilities.</p> <p>Within Greenbelt. Does not wholly comply with current development plan policies in the Local Plan. Falls within broad area for search for assessment of sites which could contribute to sustainable mixed communities. Office use may be more appropriate.</p> <p>Loss of Grade 3 Agricultural Land may need justification. An SBI and BAS are within 1km and the impact on them may need further investigation. Site is within the Cannock Chase zone of influence therefore mitigation may be required.</p>				<p><b>Availability Notes:</b></p> <p>Landowner advises likely to become available after 5 years.</p>		<p><b>Achievability Notes:</b></p> <p>Scope to convert to housing.</p>	
				When is site likely to come forward?: 6 - 10 years			
				Proposed Yield: 6		Current Deliverability: Developable	

Table B.221

ID: 9		Settlement: Lichfield		Location: Minster Hall Youth Centre		Ward: Stowe	
Site Area (ha): 0.15	Source: Submission	Proposal: Residential	Size of Proposed Residential (ha): 0.15	Density Rate (dph): 100			

ID: 9		Settlement: Lichfield		Location: Minster Hall Youth Centre		Ward: Stowe	
<b>Yield Note:</b> high density rate has been used as likely that small scale apartments could come forward							
<b>Currently Suitable?</b> Yes				<b>Currently Available?</b> No		<b>Currently Achievable?</b> Yes	
<p><b>Suitability Notes:</b> Within the sustainable settlement of Lichfield and in close proximity to public transport route, services and facilities.</p> <p>Within Conservation Area. An SSSI and SBI are within 1km and the impact on them may need further investigation. Site has potential for protected species. Site is within the Cannock Chase zone of influence therefore mitigation may be required.</p>				<p><b>Availability Notes:</b></p> <p>Site put forward by landowner although existing offices in building will need relocating, so unknown exactly when it could come forward. UCA assesses site as uncertain.</p>		<p><b>Achievability Notes:</b></p> <p>Site likely to come forward with larger redevelopment scheme for Bird Street car park to provide access. Development is still achievable if it comes forward separately.</p>	

Table B.222

ID: 52		Settlement: Lichfield		Location: Quonians Lane, The Works		Ward: Stowe	
<b>Site Area (ha):</b> 0.81	<b>Source:</b> Submission	<b>Proposal:</b> Mix	<b>Size of Proposed Residential (ha):</b> 0.8	<b>Density Rate (dph):</b>			
<b>Yield Note:</b> Agent proposes 61 but it is felt that a lower number is more realistic due to design constraints. And mixed use scheme.							
<b>Currently Suitable?</b> Yes				<b>Currently Available?</b> No		<b>Currently Achievable?</b> Yes	
<p><b>Suitability Notes:</b> Within the sustainable settlement of Lichfield and in close proximity to public transport route, services and facilities. Site is proposed to be allocated for mixed use including residential element within the emerging Local Plan Allocations document Site L 29.</p> <p>Within Conservation Area. This is also a sensitive location with important views of the Cathedral and impact on Listed Buildings need consideration.</p> <p>Part within Floodzone 2 therefore SFRA may be required. An SBI is within 1km and the impact on it may need further investigation. Site has potential for protected species. Site is within the Cannock Chase zone of influence therefore mitigation may be required.</p>				<p><b>Availability Notes:</b></p> <p>Existing uses would need to be relocated first. Availability subject to instruction of the owner. UCA assesses site as available.</p>		<p><b>Achievability Notes:</b></p> <p>Level 2 SFRA may be required but affects only a small part of the site so is unlikely to affect viability.</p>	

Table B.223

ID: 56		Settlement: Lichfield		Location: The Anchor Pub, Streethay		Ward: Whittington	
<b>Site Area (ha):</b> 0.12	<b>Source:</b> Survey	<b>Proposal:</b> Residential	<b>Size of Proposed Residential (ha):</b> 0.12	<b>Density Rate (dph):</b> 30			
<b>Yield Note:</b> 30dph to reflect existing character and grain of nearby settlement.							
<b>Currently Suitable?</b> Yes				<b>Currently Available?</b> No		<b>Currently Achievable?</b> Yes	
<p><b>Suitability Notes:</b> Within Streethay, but on the edge of settlement. Not within close proximity to services and facilities or public transport.</p>				<p><b>Availability Notes:</b></p>		<p><b>Achievability Notes:</b></p> <p>No known constraints.</p>	

ID: 56	Settlement: Lichfield	Location: The Anchor Pub, Streethay	Ward: Whittington
Site has potential for protected species. Site is within the Cannock Chase zone of influence therefore mitigation may be required.	No indication that site is available at present. Currently open as a Public House.		
	When is site likely to come forward?: 6 - 10 years		
	Proposed Yield: 4	Current Deliverability: Developable	

Table B.224

ID: 58	Settlement: Lichfield	Location: Stafford Road, Garage 5	Ward: Leomansley	
Site Area (ha): 0.08	Source: Survey	Proposal: Residential	Size of Proposed Residential (ha): 0.08	Density Rate (dph): 50
Yield Note: 40dph to reflect existing character and grain of nearby settlement.				
Currently Suitable? Yes		Currently Available? No		Currently Achievable? Yes
<b>Suitability Notes:</b> Within the sustainable settlement of Lichfield and in close proximity to public transport route, services and facilities.  Site has potential for protected species. Site is within the Cannock Chase zone of influence therefore mitigation may be required.		<b>Availability Notes:</b>  Has come forward as an alternative use at present.		<b>Achievability Notes:</b> No known constraints.
When is site likely to come forward?: 6 - 10 years				
		Proposed Yield: 4	Current Deliverability: Developable	

Table B.225

ID: 112	Settlement: Lichfield	Location: Purcell Avenue, Working Mens Club	Ward: Curborough	
Site Area (ha): 0.39	Source: Submission	Proposal: Mix	Size of Proposed Residential (ha): 0.2	Density Rate (dph): 40
Yield Note: 40dph used to reflect nature and character of settlement on area outside floodzone.				
Currently Suitable? Yes		Currently Available? No		Currently Achievable? Yes
<b>Suitability Notes:</b> Within the sustainable settlement of Lichfield and in close proximity to public transport route, services and facilities.  Floodzone 2 (part) 3a (part) therefore SFRA may be required. An SSSI is within 1km and the impact on it may need further investigation. Site has potential for protected species. Site is within the Cannock Chase zone of influence therefore mitigation may be required.		<b>Availability Notes:</b>  Existing uses would need to be relocated first. UCA assesses site as not available		<b>Achievability Notes:</b> Measure to mitigate flooding may impact on development.
When is site likely to come forward?: 6 - 15 years				
		Proposed Yield: 8	Current Deliverability: Developable	

Table B.226

<b>ID: 114</b>		<b>Settlement: Lichfield</b>		<b>Location: Trent Valley Road, Loughton Care Home</b>		<b>Ward: Stowe</b>	
<b>Site Area (ha):</b> 0.13	<b>Source:</b> Survey	<b>Proposal:</b> Residential	<b>Size of Proposed Residential (ha):</b> 0.13	<b>Density Rate (dph):</b>			
<b>Yield Note:</b> Conversion of flats is more likely, assumed 10.							
<b>Currently Suitable?</b> Yes			<b>Currently Available?</b> No		<b>Currently Achievable?</b> Yes		
<b>Suitability Notes:</b> Within the sustainable settlement of Lichfield and in close proximity to public transport route, services and facilities.  An SSSI is within 1km and the impact on it may need further investigation. Site has potential for protected species. Site is within the Cannock Chase zone of influence therefore mitigation may be required.			<b>Availability Notes:</b>  No known interest.		<b>Achievability Notes:</b> No known constraints.		
			<b>When is site likely to come forward?:</b> 6 - 10 years				
			<b>Proposed Yield:</b> 10		<b>Current Deliverability:</b> Developable		

Table B.227

<b>ID: 149</b>		<b>Settlement: Lichfield</b>		<b>Location: Land adjacent to Redcourt House</b>		<b>Ward: Stowe</b>	
<b>Site Area (ha):</b> 0.11	<b>Source:</b> Urban Capacity Study	<b>Proposal:</b> Residential	<b>Size of Proposed Residential (ha):</b> 0.11	<b>Density Rate (dph):</b> 50			
<b>Yield Note:</b> High yield used to reflect city centre location, nature of site, likely to accommodate apartments.							
<b>Currently Suitable?</b> Yes			<b>Currently Available?</b> No		<b>Currently Achievable?</b> Yes		
<b>Suitability Notes:</b> Within the sustainable settlement of Lichfield and in close proximity to public transport route, services and facilities.  Conservation area which may impact on design.  An SSSI is within 1km and the impact on it may need further investigation. Site is within the Cannock Chase zone of influence therefore mitigation may be required.			<b>Availability Notes:</b>  No known interest. UCA assesses site as not available.		<b>Achievability Notes:</b> No known constraints.		
			<b>When is site likely to come forward?:</b> 6 - 10 years				
			<b>Proposed Yield:</b> 6		<b>Current Deliverability:</b> Developable		

Table B.228

<b>ID: 150</b>		<b>Settlement: Lichfield</b>		<b>Location: Tamworth Street, Redcourt Car Park</b>		<b>Ward: Stowe</b>	
<b>Site Area (ha):</b> 0.26	<b>Source:</b> Urban Capacity Study	<b>Proposal:</b> Residential	<b>Size of Proposed Residential (ha):</b> 0.26	<b>Density Rate (dph):</b> 50			
<b>Yield Note:</b> 50dph used to reflect city centre mixed use scheme retaining car parking.							
<b>Currently Suitable?</b> Yes			<b>Currently Available?</b> No		<b>Currently Achievable?</b> Yes		
<b>Suitability Notes:</b> Within the sustainable settlement of Lichfield and in close proximity to public transport route, services and facilities.			<b>Availability Notes:</b>		<b>Achievability Notes:</b> No known constraints.		

ID: 150	Settlement: Lichfield	Location: Tamworth Street, Redcourt Car Park	Ward: Stowe
Conservation area which may impact on design. An SSSI is within 1km and the impact on it may need further investigation. Site is within the Cannock Chase zone of influence therefore mitigation may be required.		No proposal to bring forward at present although long term aspiration to improve car parking provision as part of mixed use scheme. UCA assesses site as uncertain.	
<b>When is site likely to come forward?:</b> 6 - 10 years			
<b>Proposed Yield:</b> 13			<b>Current Deliverability:</b> Developable

Table B.229

ID: 164	Settlement: Lichfield	Location: Cherry Orchard, Land Off	Ward: St Johns
<b>Site Area (ha):</b> 0.1	<b>Source:</b> Expired	<b>Proposal:</b> Residential	<b>Size of Proposed Residential (ha):</b> 0.1
<b>Yield Note:</b> Yield based on expired Planning Permission 06/00931/FUL			
<b>Currently Suitable?</b> Yes		<b>Currently Available?</b> Yes	<b>Currently Achievable?</b> Yes
<b>Suitability Notes:</b> Within a sustainable settlement and in close proximity to public transport route, services and facilities. Site is proposed to be allocated for residential development in Local Plan Allocations document Site L23.  An SSSI & SBI is within 1km and the impact on it may need further investigation. Site is within the Cannock Chase zone of influence therefore mitigation may be required.		<b>Availability Notes:</b> Site is not currently for sale or being marketed but has been promoted by the owner/agent. UCA assessed site as available.	<b>Achievability Notes:</b> No known constraints
<b>When is site likely to come forward?:</b> 5 - 15 years			
<b>Proposed Yield:</b> 9			<b>Current Deliverability:</b> Developable

Table B.230

ID: 187	Settlement: Lichfield	Location: Ash Tree Lane, 12	Ward: Whittington
<b>Site Area (ha):</b> 0.07	<b>Source:</b> Expired	<b>Proposal:</b> Residential	<b>Size of Proposed Residential (ha):</b> 0.07
<b>Yield Note:</b> Yield based on previous planning application which has now expired.			
<b>Currently Suitable?</b> Yes		<b>Currently Available?</b> No	<b>Currently Achievable?</b> Yes
<b>Suitability Notes:</b> Within the sustainable settlement of Lichfield and in close proximity to public transport route, services and facilities. Planning permission previously granted. Site is within the Cannock Chase zone of influence therefore mitigation may be required.		<b>Availability Notes:</b> Planning application now expired.	<b>Achievability Notes:</b> No known constraints.
<b>When is site likely to come forward?:</b> 6 - 10 years			
<b>Proposed Yield:</b> 2			<b>Current Deliverability:</b> Developable

Table B.231

ID: 191		Settlement: Lichfield	Location: Borrowcop Ln., 25		Ward: St Johns
<b>Site Area (ha):</b> 0.09	<b>Source:</b> Expired	<b>Proposal:</b> Residential	<b>Size of Proposed Residential (ha):</b> 0.09	<b>Density Rate (dph):</b>	
<b>Yield Note:</b> Yield based on previous planning application which has now expired.					
<b>Currently Suitable?</b> Yes			<b>Currently Available?</b> No		<b>Currently Achievable?</b> Yes
<b>Suitability Notes:</b> Within the sustainable settlement of Lichfield and in close proximity to public transport route, services and facilities. Planning permission previously granted. Site is within the Cannock Chase zone of influence therefore mitigation may be required.			<b>Availability Notes:</b> Planning application now expired.		<b>Achievability Notes:</b> No known constraints.
			<b>When is site likely to come forward?:</b> 6 - 10 years		
			<b>Proposed Yield:</b> 1		<b>Current Deliverability:</b> Developable

Table B.232

ID: 206		Settlement: Lichfield	Location: Curborough Road, 105		Ward: St Johns
<b>Site Area (ha):</b> 0.03	<b>Source:</b> Survey	<b>Proposal:</b> Residential	<b>Size of Proposed Residential (ha):</b> 0.04	<b>Density Rate (dph):</b>	
<b>Yield Note:</b> planning permission has now expired					
<b>Currently Suitable?</b> Yes			<b>Currently Available?</b> No		<b>Currently Achievable?</b> Yes
<b>Suitability Notes:</b> Within the sustainable settlement of Lichfield and in close proximity to public transport route, services and facilities. Site is within the Cannock Chase zone of influence therefore mitigation may be required.			<b>Availability Notes:</b> Planning application has now expired. No indication that site will come forward.		<b>Achievability Notes:</b> No known constraints.
			<b>When is site likely to come forward?:</b> 6 - 10 years		
			<b>Proposed Yield:</b> 2		<b>Current Deliverability:</b> Developable

Table B.233

ID: 207		Settlement: Lichfield	Location: Dam Street, 25		Ward: St Johns
<b>Site Area (ha):</b> 0.03	<b>Source:</b> Survey	<b>Proposal:</b> Residential	<b>Size of Proposed Residential (ha):</b> 0.09	<b>Density Rate (dph):</b>	
<b>Yield Note:</b> planning permission has now expired					
<b>Currently Suitable?</b> Yes			<b>Currently Available?</b> No		<b>Currently Achievable?</b> Yes
<b>Suitability Notes:</b> Within the sustainable settlement of Lichfield and in close proximity to public transport route, services and facilities. Site is within the Cannock Chase zone of influence therefore mitigation may be required.			<b>Availability Notes:</b>		<b>Achievability Notes:</b> No known constraints.

<b>ID: 207</b>	<b>Settlement: Lichfield</b>	<b>Location: Dam Street, 25</b>	<b>Ward: St Johns</b>
		Planning application has now expired. No indication that site will come forward.	
		<b>When is site likely to come forward?:</b> 6 - 10 years	
		<b>Proposed Yield:</b> 1	<b>Current Deliverability:</b> Developable

**Table B.234**

<b>ID: 271</b>	<b>Settlement: Lichfield</b>	<b>Location: Upper St John Street, 169</b>	<b>Ward: St Johns</b>
<b>Site Area (ha):</b> 0.01	<b>Source:</b> Survey	<b>Proposal:</b> Residential	<b>Size of Proposed Residential (ha):</b> 0.09
<b>Yield Note:</b> planning permission 03/00949/COU has now expired			
<b>Currently Suitable?</b> Yes		<b>Currently Available?</b> No	<b>Currently Achievable?</b> Yes
<b>Suitability Notes:</b> Within the sustainable settlement of Lichfield and in close proximity to public transport route, services and facilities. Site is within the Cannock Chase zone of influence therefore mitigation may be required.		<b>Availability Notes:</b> Site currently in use as a shop.	<b>Achievability Notes:</b> No known constraints.
		<b>When is site likely to come forward?:</b> 11 - 15 years	
		<b>Proposed Yield:</b> 1	<b>Current Deliverability:</b> Developable

**Table B.235**

<b>ID:</b>	<b>Settlement:</b>	<b>Location:</b>	<b>Ward:</b>
<b>Yield Note:</b>			
<b>Currently Suitable?</b>		<b>Currently Available?</b>	<b>Currently Achievable?</b>
<b>Suitability Notes:</b>		<b>Availability Notes:</b>	<b>Achievability Notes:</b>
		<b>When is site likely to come forward?:</b>	
		<b>Proposed Yield:</b>	<b>Current Deliverability:</b>

**Table B.236**

<b>ID:</b>	<b>Settlement:</b>	<b>Location:</b>	<b>Ward:</b>
<b>Yield Note:</b>			
<b>Currently Suitable?</b>		<b>Currently Available?</b>	<b>Currently Achievable?</b>
<b>Suitability Notes:</b>		<b>Availability Notes:</b>	<b>Achievability Notes:</b>
		<b>When is site likely to come forward?:</b>	
		<b>Proposed Yield:</b>	<b>Current Deliverability:</b>

Table B.237

<b>ID: 422</b>		<b>Settlement: Lichfield</b>		<b>Location: Bird Street, Westgate House</b>		<b>Ward: Leomansley</b>	
<b>Site Area (ha):</b> 0.32	<b>Source:</b> Submission	<b>Proposal:</b> Residential	<b>Size of Proposed Residential (ha):</b> 0.32	<b>Density Rate (dph):</b> 30			
<b>Yield Note:</b> A dph rate of 30 has been used to reflect surrounding character and grain of adjacent settlement.							
<b>Currently Suitable?</b> Yes				<b>Currently Available?</b> No		<b>Currently Achievable?</b> Yes	
<b>Suitability Notes:</b> Within the sustainable settlement of Lichfield and in close proximity to public transport route, services and facilities.  Floodzone 2 (part) 3a (part) therefore SFRA may be required.  Within Conservation Area and Listed Building so careful design required. An SSSI and SBI are within 1km and the impact on them may need further investigation. Site has potential for protected species. Site is within the Cannock Chase zone of influence therefore mitigation may be required.				<b>Availability Notes:</b>  No indication that the site will come forward in the short term but interest has been shown in the longer term. UCA assesses site as available		<b>Achievability Notes:</b> No known constraints.	
				<b>When is site likely to come forward?:</b> 11 - 15 years			
				<b>Proposed Yield:</b> 15		<b>Current Deliverability:</b> Developable	

Table B.238

<b>ID: 424</b>		<b>Settlement: Lichfield</b>		<b>Location: Birmingham Road, Guardian House</b>		<b>Ward: Stowe</b>	
<b>Site Area (ha):</b> 0.67	<b>Source:</b> Survey	<b>Proposal:</b> Residential	<b>Size of Proposed Residential (ha):</b> 0.67	<b>Density Rate (dph):</b> 50			
<b>Yield Note:</b> 50dph @ 80%							
<b>Currently Suitable?</b> Yes				<b>Currently Available?</b> No		<b>Currently Achievable?</b> Yes	
<b>Suitability Notes:</b> Within the sustainable settlement of Lichfield and in close proximity to public transport route, services and facilities. Office use may be appropriate.  An SSSI is within 1km and the impact on it may need further investigation. Site has potential for protected species. Site is within the Cannock Chase zone of influence therefore mitigation may be required.				<b>Availability Notes:</b>  Currently occupied by different businesses, may take time to relocate. UCA assesses site as not available		<b>Achievability Notes:</b> No known constraints.	
				<b>When is site likely to come forward?:</b> 11 - 15 years			
				<b>Proposed Yield:</b> 27		<b>Current Deliverability:</b> Developable	

Table B.239

<b>ID: 425</b>		<b>Settlement: Lichfield</b>		<b>Location: Burton Old Road, Hawthorn House</b>		<b>Ward: Boley Park</b>	
<b>Site Area (ha):</b> 0.6	<b>Source:</b> Submission	<b>Proposal:</b> Residential	<b>Size of Proposed Residential (ha):</b> 0.6	<b>Density Rate (dph):</b> 40			
<b>Yield Note:</b> 40dph @ 80% used to reflect surrounding area.							
<b>Currently Suitable?</b> Yes				<b>Currently Available?</b> No		<b>Currently Achievable?</b> Yes	

ID: 425	Settlement: Lichfield	Location: Burton Old Road, Hawthorn House	Ward: Boley Park
<p><b>Suitability Notes:</b> Within the sustainable settlement of Lichfield and in close proximity to public transport route, services and facilities.</p> <p>An SSSI is within 1km and the impact on it may need further investigation. Site has potential for protected species. Site is within the Cannock Chase zone of influence therefore mitigation may be required.</p>	<p><b>Availability Notes:</b></p> <p>No indication that site will come forward in short term, SCC to confirm.</p>		<p><b>Achievability Notes:</b></p> <p>No known constraints.</p>
	<p><b>When is site likely to come forward?:</b> 11 - 15 years</p>		
	<p><b>Proposed Yield:</b> 19</p>		<p><b>Current Deliverability:</b></p> <p>Developable</p>

Table B.240

ID: 428	Settlement: Lichfield	Location: Scotch Orchard, Scotch Orchard School	Ward: Stowe
<p><b>Site Area (ha):</b> 0.97</p>	<p><b>Source:</b> Submission</p>	<p><b>Proposal:</b> Residential</p>	<p><b>Size of Proposed Residential (ha):</b> 0.97</p> <p><b>Density Rate (dph):</b> 40</p>
<p><b>Yield Note:</b> 40dph @ 80% used to reflect surrounding area. Planning application 16/00168/FUL nyd</p>			
<p><b>Currently Suitable?</b> Yes</p>		<p><b>Currently Available?</b> No</p>	
<p><b>Currently Achievable?</b> Yes</p>		<p><b>Currently Achievable?</b> Yes</p>	
<p><b>Suitability Notes:</b> Within the sustainable settlement of Lichfield and in close proximity to public transport route, services and facilities.</p> <p>An SSSI is within 1km and the impact on it may need further investigation. Site has potential for protected species. Site is within the Cannock Chase zone of influence therefore mitigation may be required.</p>	<p><b>Availability Notes:</b></p> <p>No indication that site will come forward in short term, SCC to confirm. UCA assesses site as available</p>		<p><b>Achievability Notes:</b></p> <p>No known constraints.</p>
	<p><b>When is site likely to come forward?:</b> 11 - 15 years</p>		
	0-5 years	6-10 years	11-15 years
	-	6	25
	<p><b>Proposed Yield:</b> 31</p>		<p><b>Current Deliverability:</b></p> <p>Developable</p>

Table B.241

ID: 487	Settlement: Lichfield	Location: Stowe Street, land east	Ward: Stowe
<p><b>Site Area (ha):</b> 0.13</p>	<p><b>Source:</b> Submission</p>	<p><b>Proposal:</b> Residential</p>	<p><b>Size of Proposed Residential (ha):</b> 0.13</p> <p><b>Density Rate (dph):</b> 40</p>
<p><b>Yield Note:</b> Large tree on frontage may constrain layout. 40dph@100%</p>			
<p><b>Currently Suitable?</b> Yes</p>		<p><b>Currently Available?</b> No</p>	
<p><b>Currently Achievable?</b> Yes</p>		<p><b>Currently Achievable?</b> Yes</p>	
<p><b>Suitability Notes:</b> Within the sustainable settlement of Lichfield and in close proximity to public transport route, services and facilities.</p> <p>An SSSI is within 1km and the impact on it may need further investigation. Site has potential for protected species. Site is within the Cannock Chase zone of influence therefore mitigation may be required.</p>	<p><b>Availability Notes:</b></p> <p>No indication that site will come forward in short term, SCC to confirm. UCA assesses site as not available.</p>		<p><b>Achievability Notes:</b></p> <p>No known constraints.</p>

<b>ID: 487</b>	<b>Settlement: Lichfield</b>	<b>Location: Stowe Street, land east</b>	<b>Ward: Stowe</b>
		<b>When is site likely to come forward?:</b> 11 - 15 years	
		<b>Proposed Yield: 5</b>	<b>Current Deliverability:</b> Developable

Table B.242

<b>ID: 492</b>	<b>Settlement: Lichfield</b>	<b>Location: Bird Street Car Park</b>	<b>Ward: Stowe</b>
<b>Site Area (ha): 0.54</b>	<b>Source:</b> Submission	<b>Proposal:</b> Mixed	<b>Size of Proposed Residential (ha):</b>
<b>Yield Note:</b> yield based on a mix of uses			
<b>Currently Suitable? Yes</b>		<b>Currently Available? No</b>	<b>Currently Achievable? Yes</b>
<b>Suitability Notes:</b> Within the sustainable settlement of Lichfield and in close proximity to public transport route, services and facilities.  Conservation area and views of the Cathedral require sensitive design. An SSSI is within 1km and the impact on it may need further investigation. City centre location and other uses, design needs to mitigate against noise. Site is within the Cannock Chase zone of influence therefore mitigation may be required.		<b>Availability Notes:</b>  Long term vision to redevelop. UCA assesses site as uncertain	<b>Achievability Notes:</b> Viability work shown development achievable.
		<b>When is site likely to come forward?:</b> 6 - 10 years	
		<b>Proposed Yield: 25</b>	<b>Current Deliverability:</b> Developable

Table B.243

<b>ID: 559</b>	<b>Settlement: Lichfield</b>	<b>Location: Shortbutts Lane, 75</b>	<b>Ward: St Johns</b>
<b>Site Area (ha): 0.1</b>	<b>Source:</b> Expired Planning Permission	<b>Proposal:</b> Residential	<b>Size of Proposed Residential (ha): 0.1</b>
<b>Yield Note:</b> Yield based on expired planning permission.			
<b>Currently Suitable? Yes</b>		<b>Currently Available? No</b>	<b>Currently Achievable? Yes</b>
<b>Suitability Notes:</b> Within the sustainable settlement of Lichfield and in close proximity to public transport route, services and facilities.  Conservation area which may impact on design.  An SSSI is within 1km and the impact on it may need further investigation. Site is within the Cannock Chase zone of influence therefore mitigation may be required.		<b>Availability Notes:</b>  Planning Permission expired.	<b>Achievability Notes:</b> No known constraints.
		<b>When is site likely to come forward?:</b> 6 - 10 years	
		<b>Proposed Yield: 1</b>	<b>Current Deliverability:</b> Developable

Table B.244

<b>ID: 567</b>	<b>Settlement: Lichfield</b>	<b>Location: Bore Street, The Bengal</b>	<b>Ward: Stowe</b>
<b>Site Area (ha): 0.01</b>	<b>Source:</b> Expired	<b>Proposal:</b> Affordable housing	<b>Size of Proposed Residential (ha): 0.01</b>
<b>Yield Note:</b> Yield based on expired planning permission.			

ID: 567		Settlement: Lichfield	Location: Bore Street, The Bengal		Ward: Stowe	
<b>Currently Suitable?</b> Yes			<b>Currently Available?</b> Yes		<b>Currently Achievable?</b> Yes	
<p><b>Suitability Notes:</b> Within the sustainable settlement of Lichfield and in close proximity to public transport route, services and facilities.</p> <p>Conservation area which may impact on design.</p> <p>An SSSI is within 1km and the impact on it may need further investigation. Site is within the Cannock Chase zone of influence therefore mitigation may be required.</p>			<b>Availability Notes:</b> Planning permission expired		<b>Achievability Notes:</b> No known constraints.	
			<b>When is site likely to come forward?:</b> 6 -10 years			
			<b>Proposed Yield:</b> 1		<b>Current Deliverability:</b> Developable	

Table B.245

ID: 582		Settlement: Lichfield	Location: Netherbeacon, land rear 1		Ward: Chadsmead	
<b>Site Area (ha):</b> 0.05	<b>Source:</b> Expired	<b>Proposal:</b> Affordable housing	<b>Size of Proposed Residential (ha):</b> 0.05	<b>Density Rate (dph):</b> -		
<b>Yield Note:</b> Yield based on expired planning permission.						
<b>Currently Suitable?</b> Yes			<b>Currently Available?</b> Yes		<b>Currently Achievable?</b> Yes	
<p><b>Suitability Notes:</b> Within the sustainable settlement of Lichfield and in close proximity to public transport route, services and facilities. Site is within the Cannock Chase zone of influence therefore mitigation may be required.</p>			<b>Availability Notes:</b> Planning Permission Full		<b>Achievability Notes:</b> No known constraints.	
			<b>When is site likely to come forward?:</b> 6 - 10 years			
			<b>Proposed Yield:</b> 1		<b>Current Deliverability:</b> Developable	

Table B.246

ID: 606		Settlement: Lichfield	Location: Lombard Street, 10		Ward: Whittington	
<b>Site Area (ha):</b> 0.03	<b>Source:</b> Expired	<b>Proposal:</b> Residential	<b>Size of Proposed Residential (ha):</b> 0.03	<b>Density Rate (dph):</b>		
<b>Yield Note:</b> Yield based on previous planning application which has now expired.						
<b>Currently Suitable?</b> Yes			<b>Currently Available?</b> No		<b>Currently Achievable?</b> Yes	
<p><b>Suitability Notes:</b> Within the sustainable settlement of Lichfield and in close proximity to public transport route, services and facilities. Planning permission previously granted. Site is within the Cannock Chase zone of influence therefore mitigation may be required.</p>			<b>Availability Notes:</b> Planning application now expired.		<b>Achievability Notes:</b> No known constraints.	
			<b>When is site likely to come forward?:</b> 6 - 10 years			
			<b>Proposed Yield:</b> 2		<b>Current Deliverability:</b> Developable	

Table B.247

<b>ID: 601</b>		<b>Settlement: Lichfield</b>		<b>Location: Tamworth St., 38</b>		<b>Ward: Whittington</b>			
<b>Site Area (ha):</b> 0.03	<b>Source:</b> Expired	<b>Proposal:</b> Residential	<b>Size of Proposed Residential (ha):</b> 0.03	<b>Density Rate (dph):</b>					
<b>Yield Note:</b> Yield based on previous planning application which has now expired.									
<b>Currently Suitable?</b> Yes				<b>Currently Available?</b> No		<b>Currently Achievable?</b> Yes			
<b>Suitability Notes:</b> Within the sustainable settlement of Lichfield and in close proximity to public transport route, services and facilities. Planning permission previously granted. Site is within the Cannock Chase zone of influence therefore mitigation may be required.				<b>Availability Notes:</b> Planning application now expired.		<b>Achievability Notes:</b> No known constraints.			
				<b>When is site likely to come forward?:</b> 6 - 10 years					
				<b>Proposed Yield:</b> 1		<b>Current Deliverability:</b> Developable			

Table B.248

<b>ID: 607</b>		<b>Settlement: Lichfield</b>		<b>Location: Burton Rd., 45</b>		<b>Ward: Whittington</b>			
<b>Site Area (ha):</b> 0.13	<b>Source:</b> Expired	<b>Proposal:</b> Residential	<b>Size of Proposed Residential (ha):</b> 0.13	<b>Density Rate (dph):</b>					
<b>Yield Note:</b> Yield based on previous planning application which has now expired.									
<b>Currently Suitable?</b> Yes				<b>Currently Available?</b> No		<b>Currently Achievable?</b> Yes			
<b>Suitability Notes:</b> Within the sustainable settlement of Lichfield and in close proximity to public transport route, services and facilities. Planning permission previously granted. Site is within the Cannock Chase zone of influence therefore mitigation may be required.				<b>Availability Notes:</b> Planning application now expired.		<b>Achievability Notes:</b> No known constraints.			
				<b>When is site likely to come forward?:</b> 6 - 10 years					
				<b>Proposed Yield:</b> 4 (net 3)		<b>Current Deliverability:</b> Developable			

Table B.249

<b>ID: 718</b>		<b>Settlement: Lichfield</b>		<b>Location: Land adj Working Mens Club, Netherstowe</b>		<b>Ward: Curborough</b>	
<b>Site Area (ha):</b> 0.47	<b>Source:</b> Submission	<b>Proposal:</b> Residential	<b>Size of Proposed Residential (ha):</b> 0.47	<b>Density Rate (dph):</b> 30			
<b>Yield Note:</b> based on 80% at 30dph							
<b>Currently Suitable?</b> No				<b>Currently Available?</b> Yes		<b>Currently Achievable?</b> Yes	
<b>Suitability Notes:</b> Site is within the sustainable settlement of Lichfield and is in close proximity to public transport routes, services and facilities.				<b>Availability Notes:</b>		<b>Achievability Notes:</b> No known constraints.	

ID: 718	Settlement: Lichfield	Location: Land adj Working Mens Club, Netherstowe	Ward: Curborough
Current use as amenity greenspace may prevent the site coming forward. Site is within the Cannock Chase zone of influence therefore mitigation may be required.		Site is not currently for sale or being marketed but has been promoted by the owner/agent. UCA assesses site as available	
		<b>When is site likely to come forward?:</b> 6 - 10 years	
		<b>Proposed Yield:</b> 11	<b>Current Deliverability:</b> Developable

Table B.250

ID: 755	Settlement: Lichfield	Location: Bloomfield Crescent Garage Court	Ward: Curborough
<b>Site Area (ha):</b> 0.13	<b>Source:</b> Submission	<b>Proposal:</b> Residential	<b>Size of Proposed Residential (ha):</b> 0.13
<b>Yield Note:</b> Yield proposed by Housing Association who submitted site			
<b>Currently Suitable?</b> Yes		<b>Currently Available?</b> No	<b>Currently Achievable?</b> Yes
<b>Suitability Notes:</b> Within a sustainable settlement.  An SSSI & SBI is within 1km and the impact on it may need further investigation. Site has potential for protected species. Site is within the Cannock Chase zone of influence therefore mitigation may be required.		<b>Availability Notes:</b>  UCA assesses site as not available	<b>Achievability Notes:</b> No known constraints
		<b>When is site likely to come forward?:</b> 5-10 years	
		<b>Proposed Yield:</b> 5	<b>Current Deliverability:</b> Developable

Table B.251

ID: 756	Settlement: Lichfield	Location: Bloomfield Crescent Garage Court (2)	Ward: Curborough
<b>Site Area (ha):</b> 0.16	<b>Source:</b> Submission	<b>Proposal:</b> Residential	<b>Size of Proposed Residential (ha):</b> 0.16
<b>Yield Note:</b> Yeild proposed by Housing Association who submitted site			
<b>Currently Suitable?</b> Yes		<b>Currently Available?</b> No	<b>Currently Achievable?</b> Yes
<b>Suitability Notes:</b> Within a sustainable settlement.  An SSSI & SBI is within 1km and the impact on it may need further investigation. Site has potential for protected species. Site is within the Cannock Chase zone of influence therefore mitigation may be required.		<b>Availability Notes:</b>  UCA assesses site as not available	<b>Achievability Notes:</b> No known constraints
		<b>When is site likely to come forward?:</b> 5-10 years	
		<b>Proposed Yield:</b> 6	<b>Current Deliverability:</b> Developable

Table B.252

ID: 760		Settlement: Lichfield	Location: 1, Beecroft Avenue		Ward: Whittington	
<b>Site Area (ha):</b> 0.12	<b>Source:</b> Expired	<b>Proposal:</b> Residential	<b>Size of Proposed Residential (ha):</b> 0.12	<b>Density Rate (dph):</b>		
<b>Yield Note:</b> Yield based on previous planning application which has now expired.						
<b>Currently Suitable?</b> Yes			<b>Currently Available?</b> No		<b>Currently Achievable?</b> Yes	
<b>Suitability Notes:</b> Within the sustainable settlement of Lichfield and in close proximity to public transport route, services and facilities. Planning permission previously granted. Site is within the Cannock Chase zone of influence therefore mitigation may be required.			<b>Availability Notes:</b> Planning application now expired.		<b>Achievability Notes:</b> No known constraints.	
			<b>When is site likely to come forward?:</b> 6 - 10 years			
			<b>Proposed Yield:</b> 2		<b>Current Deliverability:</b> Developable	

Table B.253

D: 766		Settlement: Lichfield	Location: Swan Road Car Park		Ward: Leomansley	
<b>Site Area (ha):</b> 0.13	<b>Source:</b> Survey	<b>Proposal:</b> Residential	<b>Size of Proposed Residential (ha):</b> 0.13	<b>Density Rate (dph):</b> 50		
<b>Yield Note:</b> High yield used to reflect city centre location, nature of site, likely to accommodate apartments.						
<b>Currently Suitable?</b> Yes			<b>Currently Available?</b> No		<b>Currently Achievable?</b> Yes	
<b>Suitability Notes:</b> Within the sustainable settlement of Lichfield and in close proximity to public transport route, services and facilities.  Conservation area which may impact on design.  An SSSI is within 1km and the impact on it may need further investigation. Site is within the Cannock Chase zone of influence therefore mitigation may be required.			<b>Availability Notes:</b> No known interest. UCA assesses site as not available.		<b>Achievability Notes:</b> No known constraints.	
			<b>When is site likely to come forward?:</b> 6 - 15 years			
			<b>Proposed Yield:</b> 7		<b>Current Deliverability:</b> Developable	

Table B.254

ID: 767		Settlement: Lichfield	Location: Sandford Steet Car Park		Ward: Leomansley
<b>Site Area (ha):</b> 0.18	<b>Source:</b> Survey	<b>Proposal:</b> Residential	<b>Size of Proposed Residential (ha):</b> 0.18	<b>Density Rate (dph):</b> 50	
<b>Yield Note:</b> High yield used to reflect city centre location, nature of site, likely to accommodate apartments.					
<b>Currently Suitable?</b> Yes			<b>Currently Available?</b> No		<b>Currently Achievable?</b> Yes

ID: 767	Settlement: Lichfield	Location: Sandford Steet Car Park	Ward: Leomansley
<p><b>Suitability Notes:</b> Within the sustainable settlement of Lichfield and in close proximity to public transport route, services and facilities.</p> <p>Conservation area which may impact on design.</p> <p>An SSSI is within 1km and the impact on it may need further investigation. Site is within the Cannock Chase zone of influence therefore mitigation may be required.</p>	<b>Availability Notes:</b>		<b>Achievability Notes:</b>
	No known interest. UCA assesses site as uncertain.		No known constraints.
	<b>When is site likely to come forward?:</b> 6 - 10 years		
<b>Proposed Yield:</b> 9		<b>Current Deliverability:</b> Developable	

Table B.255

ID: 1032	Settlement: Lichfield	Location: East of Lichfield (Streethay) SDA Extension	Ward: Whittington
<b>Site Area (ha):</b> 9.26	<b>Source:</b> Submission	<b>Proposal:</b> Residential	<b>Size of Proposed Residential (ha):</b>
<b>Yield Note:</b> Yield proposed by agent			
<b>Currently Suitable?</b> No		<b>Currently Available?</b> Yes	<b>Currently Achievable?</b> Yes
<p><b>Suitability Notes:</b> Adjacent to the sustainable settlement of Lichfield and in close proximity to public transport route, services and facilities.</p> <p>Does not wholly comply with current development plan policies the Local Plan. However, site falls within broad area for search for assessment of sites which could contribute to sustainable mixed communities. Site is proposed to be allocated for residential development in emerging Local Plan Allocations document Site L2.</p> <p>Access is via the adjacent SDA which is currently under construction.</p> <p>Site is within the Cannock Chase zone of influence therefore mitigation may be required.</p>	<b>Availability Notes:</b>		<b>Achievability Notes:</b> Will need access through SDA.
	Developer has indicated site could be brought forward as an extension to the existing SDA		
	<b>When is site likely to come forward?:</b> 5-10		
<b>Proposed Yield:</b> 200		<b>Current Deliverability:</b> Developable	

Table B.256

ID: 1114	Settlement: Lichfield	Location: Streethay Farm, Land to the north east	Ward: Whittington
<b>Site Area (ha):</b> 9.26	<b>Source:</b> Submission	<b>Proposal:</b> Residential	<b>Size of Proposed Residential (ha):</b>
<b>Yield Note:</b> Yield from agent			
<b>Currently Suitable?</b> No		<b>Currently Available?</b> Yes	<b>Currently Achievable?</b> Yes
<p><b>Suitability Notes:</b> Adjacent to the sustainable settlement of Lichfield and in close proximity to public transport route, services and facilities.</p> <p>Does not wholly comply with current development plan policies the Local Plan. However, site falls within broad area for search for assessment of sites which could contribute to sustainable mixed communities. Access is via the adjacent SDA which is currently under construction. Site is within mineral safeguarding area</p> <p>Site is within the Cannock Chase zone of influence therefore mitigation may be required.</p>	<b>Availability Notes:</b>		<b>Achievability Notes:</b>
	Developer has indicated site could be brought forward as an extension to the existing SDA		
	<b>When is site likely to come forward?:</b> 5-10		
<b>Proposed Yield:</b> 525		<b>Current Deliverability:</b> Developable	

Table B.257

<b>ID: 17</b>	<b>Settlement: Lichfield</b>	<b>Location: Lichfield Christ Church Primary School, north of</b>		<b>Ward: Leomansley</b>
<b>Site Area (ha): 0.72</b>	<b>Source: Submission</b>	<b>Proposal: Residential</b>	<b>Size of Proposed Residential (ha): 0.72</b>	<b>Density Rate (dph): 30</b>
<b>Yield Note:</b> A dph rate of 30@ 80% has been used to reflect surrounding character and grain of adjacent settlement.				
<b>Currently Suitable? No</b>		<b>Currently Available? Yes</b>		<b>Currently Achievable? No</b>
<p><b>Suitability Notes:</b> Site is outside current settlement boundary but is adjacent to sustainable settlement of Lichfield and in close proximity to public transport route, services and facilities.</p> <p>Within Greenbelt. Does not wholly comply with current development plan policies in the Local Plan. Falls within broad area for search for assessment of sites which could contribute to sustainable mixed communities.</p> <p>Access to site is constrained and would need improving.</p> <p>Loss of Grade 2 Agricultural Land may need justification. Site falls within the FOM and contributions to these projects may be required. The site is within an SBI and unlikely to be suitable for development. Site is within the Cannock Chase zone of influence therefore mitigation may be required.</p>		<p><b>Availability Notes:</b></p> <p>Site is not currently for sale or being marketed but has been promoted by the owner/agent.</p> <p><b>When is site likely to come forward?: -</b></p>		<p><b>Achievability Notes:</b></p> <p>Access to site needs improving, unknown how this would affect viability.</p>
		<b>Proposed Yield: 17</b>	<b>Current Deliverability: Not Developable</b>	

Table B.258

<b>ID: 18</b>	<b>Settlement: Lichfield</b>	<b>Location: Land north of Leomansley View</b>		<b>Ward: Leomansley</b>
<b>Site Area (ha): 1.66</b>	<b>Source: Submission</b>	<b>Proposal: Residential</b>	<b>Size of Proposed Residential (ha): 1.66</b>	<b>Density Rate (dph): 30</b>
<b>Yield Note:</b> A dph rate of 30@ 80% has been used to reflect surrounding character and grain of adjacent settlement. TPO may affect design and yield.				
<b>Currently Suitable? No</b>		<b>Currently Available? Yes</b>		<b>Currently Achievable? No</b>
<p><b>Suitability Notes:</b> Site is outside current settlement boundary but is adjacent to sustainable settlement of Lichfield and in close proximity to public transport route, services and facilities.</p> <p>Within Greenbelt. Does not wholly comply with current development plan policies in the Local Plan. Falls within broad area for search for assessment of sites which could contribute to sustainable mixed communities.</p> <p>Loss of Grade 2 Agricultural Land may need justification. An SBI is within 1km and the impact on it may need further investigation. Site has potential for protected species. Site is within the Cannock Chase zone of influence therefore mitigation may be required.</p>		<p><b>Availability Notes:</b></p> <p>Site is not currently for sale or being marketed but has been promoted by the owner/agent.</p> <p><b>When is site likely to come forward?: -</b></p>		<p><b>Achievability Notes:</b></p> <p>Access to site needs improving, unknown how this would affect viability.</p>
		<b>Proposed Yield: 40</b>	<b>Current Deliverability: Not Developable</b>	

Table B.259

ID: 22		Settlement: Lichfield		Location: Hilltop Grange		Ward: Shenstone	
Site Area (ha): 3.3	Source: Submission	Proposal: Residential / Recreation	Size of Proposed Residential (ha): 3.3	Density Rate (dph): 40			
<b>Yield Note:</b> A dph rate of 40@ 60%. Recreation uses may be proposed on part of site. TPO may affect design and yield.							
Currently Suitable? No				Currently Available? Yes		Currently Achievable? No	
<p><b>Suitability Notes:</b> Site is outside current settlement boundary but is adjacent to sustainable settlement of Lichfield and in close proximity to public transport route, services and facilities.</p> <p>Within Greenbelt. Does not wholly comply with current development plan policies in the Local Plan. Falls within broad area for search for assessment of sites which could contribute to sustainable mixed communities.</p> <p>Suitable access to the site is required.</p> <p>Loss of Grade 2 Agricultural Land may need justification. Site falls within the FOM and contributions to these projects may be required. An SBI is within 1km and the impact on it may need further investigation. Site has potential for protected species. Site is within the Cannock Chase zone of influence therefore mitigation may be required.</p>				<p><b>Availability Notes:</b></p> <p>Site is not currently for sale or being marketed but has been promoted by the owner/agent.</p>		<p><b>Achievability Notes:</b></p> <p>Access to site needs improving, unknown how this would affect viability.</p>	
				When is site likely to come forward?: -			
				Proposed Yield: 79		Current Deliverability: Not Developable	

Table B.260

ID: 40		Settlement: Lichfield		Location: Eastern Avenue, Integra Works		Ward: Stowe	
Site Area (ha): 2.02	Source: Submission	Proposal: Residential	Size of Proposed Residential (ha): 2.02	Density Rate (dph): 40			
<b>Yield Note:</b> A dph rate of 40@ 60%. Size of proposed residential is total site size minus the size of site 40							
Currently Suitable? No				Currently Available? No		Currently Achievable? Yes	
<p><b>Suitability Notes:</b> Within the sustainable settlement of Lichfield and in close proximity to public transport route, services and facilities. However, loss of employment would impact on sustainability.</p> <p>Employment allocation.</p> <p>Floodzone 2 (part) 3a (part). SFRA may be required.</p> <p>A BAS is within 1km and the impact on it may need further investigation. Site is within the Cannock Chase zone of influence therefore mitigation may be required.</p>				<p><b>Availability Notes:</b></p> <p>Site has been redeveloped for employment purposes.</p>		<p><b>Achievability Notes:</b></p> <p>No known constraints.</p>	
				When is site likely to come forward?: -			
				Proposed Yield: 53		Current Deliverability: Not Developable	

Table B.261

ID: 62		Settlement: Lichfield		Location: Queen Street, Depot		Ward: Leomansley	
Site Area (ha): 0.07	Source: Urban Capacity Study	Proposal: Residential	Size of Proposed Residential (ha): 0.07	Density Rate (dph): 100			

ID: 62	Settlement: Lichfield	Location: Queen Street, Depot	Ward: Leomansley
<b>Yield Note:</b> High yield proposed to reflect dph of opposite side of street and need to attain higher yield to make viable.			
<b>Currently Suitable?</b> Yes		<b>Currently Available?</b> No	<b>Currently Achievable?</b> Yes
<p><b>Suitability Notes:</b> Within the sustainable settlement of Lichfield and in close proximity to public transport route, services and facilities.</p> <p>Contaminated land may need remediation.</p> <p>Site has potential for protected species. An SSSI is within 1km and the impact on it may need further investigation. Site is within the Cannock Chase zone of influence therefore mitigation may be required.</p>		<p><b>Availability Notes:</b></p> <p>Currently in use, no indication if site will come forward. UCA assesses site as not available.</p>	<p><b>Achievability Notes:</b> Some remediation work may be required but not thought to be extensive.</p>
		<b>When is site likely to come forward?:</b> 6 - 10 years	
		<b>Proposed Yield:</b> 7	<b>Current Deliverability:</b> NotDevelopable

Table B.262

ID: 110	Settlement: Lichfield	Location: Meadowbrook Road	Ward: Curborough
<b>Site Area (ha):</b> 0.53	<b>Source:</b> Submission	<b>Proposal:</b> Residential	<b>Size of Proposed Residential (ha):</b> 0.53
<b>Yield Note:</b> A dph rate of 40@ 80% to reflect nature and character of settlement.			
<b>Currently Suitable?</b> No		<b>Currently Available?</b> No	<b>Currently Achievable?</b> Yes
<p><b>Suitability Notes:</b> Within the sustainable settlement of Lichfield and in close proximity to public transport route, services and facilities. However, loss of public open space.</p> <p>Employment allocation. Does not wholly comply with current development plan policies in the Local Plan. However, site falls within broad area for search for assessment of sites which could contribute to sustainable mixed communities. Loss of Public Open Space is unacceptable.</p> <p>A BAS is within 1km and the impact on it may need further investigation. Site has potential for protected species. Site is within the Cannock Chase zone of influence therefore mitigation may be required.</p>		<p><b>Availability Notes:</b></p> <p>Owned by LDC, no indication that they wish to develop. UCA assesses site as not available</p>	<p><b>Achievability Notes:</b></p> <p>No known constraints.</p>
		<b>When is site likely to come forward?:</b> -	
		<b>Proposed Yield:</b> 17	<b>Current Deliverability:</b> Not Developable

Table B.263

ID: 111	Settlement: Lichfield	Location: London Road, land off	Ward: St Johns
<b>Site Area (ha):</b> 0.64	<b>Source:</b> Submission	<b>Proposal:</b> Residential	<b>Size of Proposed Residential (ha):</b> 0.64
<b>Yield Note:</b> A dph rate of 30@ 80% to reflect nature and character of settlement.			
<b>Currently Suitable?</b> Yes		<b>Currently Available?</b> No	<b>Currently Achievable?</b> Yes
<p><b>Suitability Notes:</b> Within the sustainable settlement of Lichfield and in close proximity to public transport route, services and facilities. Site is within the Cannock Chase zone of influence therefore mitigation may be required.</p>		<p><b>Availability Notes:</b></p>	<p><b>Achievability Notes:</b></p> <p>No known constraints.</p>

ID: 111	Settlement: Lichfield	Location: London Road, land off	Ward: St Johns
		Owned by Lichfield City Council. No indication that they wish to develop for housing. UCA assesses site as not available	
		<b>When is site likely to come forward?: -</b>	
		<b>Proposed Yield: 15</b>	<b>Current Deliverability: Not Developable</b>

Table B.264

ID: 113	Settlement: Lichfield	Location: Duke of York PH	Ward: Stowe	
<b>Site Area (ha): 0.1</b>	<b>Source:</b> Survey	<b>Proposal:</b>	<b>Size of Proposed Residential (ha):</b>	<b>Density Rate (dph):</b>
<b>Yield Note:</b> Building is listed and this may affect yield. Assumed conversion of PH (4) and building to rear (6).				
<b>Currently Suitable? Yes</b>		<b>Currently Available? No</b>		<b>Currently Achievable? Yes</b>
<b>Suitability Notes:</b> Within the sustainable settlement of Lichfield and in close proximity to public transport route, services and facilities.  Listed building and conservation area so conversion more likely. Sensitive design required. An SSSI is within 1km and the impact on it may need further investigation. Site has potential for protected species. Site is within the Cannock Chase zone of influence therefore mitigation may be required.		<b>Availability Notes:</b>  Site is in use as PH. No indication of owners looking to redevelop. UCA assesses site as not available.		<b>Achievability Notes:</b> Listed building may affect achievability.
		<b>When is site likely to come forward?: 6 - 15 years</b>		
		<b>Proposed Yield: 10</b>	<b>Current Deliverability: NotDevelopable</b>	

Table B.265

ID: 142	Settlement: Lichfield	Location: St Michaels Hospital	Ward: Stowe	
<b>Site Area (ha): 0.75</b>	<b>Source:</b> Expired	<b>Proposal:</b> Residential	<b>Size of Proposed Residential (ha): 0.75</b>	<b>Density Rate (dph):</b>
<b>Yield Note:</b> Yield based on previous planning application which has now expired.				
<b>Currently Suitable? Yes</b>		<b>Currently Available? No</b>		<b>Currently Achievable? Yes</b>
<b>Suitability Notes:</b> Within the sustainable settlement of Lichfield and in close proximity to public transport route, services and facilities. Planning permission previously granted. Site is within the Cannock Chase zone of influence therefore mitigation may be required.		<b>Availability Notes:</b>  Planning application now expired, redeveloped for alternative use.  UCA assesses site as not available		<b>Achievability Notes:</b> No known constraints.
		<b>When is site likely to come forward?: 6 - 10 years</b>		

<b>ID: 142</b>	<b>Settlement: Lichfield</b>	<b>Location: St Michaels Hospital</b>		<b>Ward: Stowe</b>
		<b>Proposed Yield: 40</b>		<b>Current Deliverability: Not Developable</b>

Table B.266

<b>ID: 148</b>	<b>Settlement: Lichfield</b>	<b>Location: Dimbles Hill</b>		<b>Ward: Curborough</b>
<b>Site Area (ha): 0.37</b>	<b>Source: Urban Capacity Study</b>	<b>Proposal: Residential</b>	<b>Size of Proposed Residential (ha): 0.37</b>	<b>Density Rate (dph): 30</b>
<b>Yield Note:</b> A dph rate of 30 to reflect nature and character of settlement.				
<b>Currently Suitable? Yes</b>		<b>Currently Available? No</b>		<b>Currently Achievable? No</b>
<p><b>Suitability Notes:</b> Within the sustainable settlement of Lichfield and in close proximity to public transport route, services and facilities.</p> <p>Access is required.</p> <p>An SSSI is within 1km and the impact on it may need further investigation. Site has potential for protected species. Site is within the Cannock Chase zone of influence therefore mitigation may be required.</p>		<p><b>Availability Notes:</b></p> <p>The site is not available for residential development and is being retained for open space uses. UCA assesses site as not available</p>		<p><b>Achievability Notes:</b></p> <p>Access to the site needs to be achieved which is likely to require the demolition of one or more existing properties outside the control of the owner.</p>
		<b>When is site likely to come forward?: -</b>		
		<b>Proposed Yield: 11</b>	<b>Current Deliverability: Not Developable</b>	

Table B.267

<b>ID: 508</b>	<b>Settlement: Lichfield</b>	<b>Location: Shires Industrial Estate</b>		<b>Ward: St Johns</b>
<b>Site Area (ha): 2.28</b>	<b>Source: Survey</b>	<b>Proposal: Residential</b>	<b>Size of Proposed Residential (ha): 2.28</b>	<b>Density Rate (dph): 40</b>
<b>Yield Note:</b> A dph rate of 40 @ 60% on site, minus the Maltings				
<b>Currently Suitable? Yes</b>		<b>Currently Available? No</b>		<b>Currently Achievable? No</b>
<p><b>Suitability Notes:</b> Within the sustainable settlement of Lichfield and in close proximity to public transport route, services and facilities. However, loss of employment would impact on sustainability of settlement as a whole.</p> <p>Current employment. Does not wholly comply with current development plan policies in the Local Plan. However, site falls within broad area for search for assessment of sites which could contribute to sustainable mixed communities.</p> <p>Close to train line which has infrequent traffic - design could mitigate any noise issues. Site is within the Cannock Chase zone of influence therefore mitigation may be required.</p>		<p><b>Availability Notes:</b></p> <p>No known interest. UCA assesses site as not available</p>		<p><b>Achievability Notes:</b></p> <p>Not known</p>
		<b>When is site likely to come forward?: -</b>		
		<b>Proposed Yield: 55</b>	<b>Current Deliverability: Not Developable</b>	

Table B.268

ID: 636		Settlement: Lichfield	Location: Cherry Orchard, Lichfield Day Services		Ward: St Johns
Site Area (ha): 0.74	Source: Submission	Proposal: Residential	Size of Proposed Residential (ha):	Density Rate (dph): 40dph	
Yield Note: yield based on 80% at 40dph					
Currently Suitable? Yes			Currently Available? No	Currently Achievable? Yes	
<p><b>Suitability Notes:</b> Within the sustainable settlement of Lichfield and in close proximity to public transport route, services and facilities.</p> <p>An SSSI is within 1km and the impact on it may need further investigation. Site has potential for protected species. Site is within the Cannock Chase zone of influence therefore mitigation may be required.</p>			<p><b>Availability Notes:</b> The site is now in an alternative use.</p> <p>UCA assesses site as not available.</p>	<p><b>Achievability Notes:</b> No known constraints</p>	
			When is site likely to come forward?: -		
			Proposed Yield: 24	Current Deliverability: Not Developable	

Table B.269

ID: 649		Settlement: Lichfield	Location: Tamworth Road, land at Hollybank		Ward: St Johns
Site Area (ha): 0.09	Source: Submission	Proposal: Residential	Size of Proposed Residential (ha): 0.09	Density Rate (dph): 30	
Yield Note: indicative at 30dph					
Currently Suitable? No			Currently Available? Yes	Currently Achievable? No	
<p><b>Suitability Notes:</b> Site is outside current settlement boundary and is not adjacent to the sustainable settlement of Lichfield.</p> <p>Within Greenbelt. Does not wholly comply with current development plan policies in the Local Plan. Site is within the Cannock Chase zone of influence therefore mitigation may be required.</p>			<p><b>Availability Notes:</b></p> <p>Site is not currently for sale or being marketed but has been promoted by the owner/agent.</p>	<p><b>Achievability Notes:</b> Unknown how measures to improve sustainability would impact upon viability.</p>	
			When is site likely to come forward?: -		
			Proposed Yield: 2	Current Deliverability: Not Developable	

Table B.270

ID: 671 (ELAA ID: 103)		Settlement: Lichfield	Location: land east Stafford Road		Ward: Chadsmead
Site Area (ha): 5.9	Source: Submission	Proposal: Residential	Size of Proposed Residential (ha): 5.9	Density Rate (dph): 30	
Yield Note: indicative using 60% at 30dph					
Currently Suitable? No			Currently Available? Yes	Currently Achievable? No	

ID: 671 (ELAA ID: 103)	Settlement: Lichfield	Location: land east Stafford Road	Ward: Chadsmead
<p><b>Suitability Notes:</b> Site is outside current settlement boundary and is not adjacent to the sustainable settlement of Lichfield.</p> <p>Within Greenbelt. Does not wholly comply with current development plan policies in the Local Plan. Site is within the Cannock Chase zone of influence therefore mitigation may be required.</p>		<p><b>Availability Notes:</b></p> <p>Site is not currently for sale or being marketed but has been promoted by the owner/agent.</p>	<p><b>Achievability Notes:</b></p> <p>Unknown how measures to improve sustainability would impact upon viability.</p>
<p><b>When is site likely to come forward?: -</b></p>			
		<p><b>Proposed Yield:</b> 106</p>	<p><b>Current Deliverability:</b> Not Developable</p>

Table B.271

ID: 714	Settlement: Lichfield	Location: Land at Burton Old Road, Streethay	Ward: Whittington	
<p><b>Site Area (ha):</b> 12</p>	<p><b>Source:</b> Submission</p>	<p><b>Proposal:</b> Residential</p>	<p><b>Size of Proposed Residential (ha):</b> 12</p>	<p><b>Density Rate (dph):</b> 30</p>
<p><b>Yield Note:</b> based on 60% at 30dph</p>				
<p><b>Currently Suitable?</b> Yes</p>		<p><b>Currently Available?</b> Yes</p>		<p><b>Currently Achievable?</b> Yes</p>
<p><b>Suitability Notes:</b> Site is outside current settlement boundary but is adjacent to a sustainable settlement of Lichfield and is in close proximity to public transport routes, services and facilities.</p> <p>Does not wholly comply with current development plan policies in the Local Plan. However, site falls within broad area for search for assessment of sites which could contribute to sustainable mixed communities.</p> <p>Planning permission currently exists for employment, and loss of employment land may need justification. Site is within the Cannock Chase zone of influence therefore mitigation may be required.</p>		<p><b>Availability Notes:</b></p> <p>Site is currently being developed for employment use.</p>		<p><b>Achievability Notes:</b> No known constraints. May need further information in terms of access.</p>
<p><b>When is site likely to come forward?: -</b></p>				
		<p><b>Proposed Yield:</b> 216</p>		<p><b>Current Deliverability:</b> Not Developable</p>

Table B.272

ID: 739	Settlement: Lichfield	Location: King Edward VI School, Upper St John Street	Ward: St Johns	
<p><b>Site Area (ha):</b> 1.06</p>	<p><b>Source:</b> Submission</p>	<p><b>Proposal:</b> Residential</p>	<p><b>Size of Proposed Residential (ha):</b> -</p>	<p><b>Density Rate (dph):</b> 50</p>
<p><b>Yield Note:</b> 50dph@80%. Apartments are expected and yield reflect this and need for sensitive design.</p>				
<p><b>Currently Suitable?</b> Yes</p>		<p><b>Currently Available?</b> No</p>		<p><b>Currently Achievable?</b> Yes</p>
<p><b>Suitability Notes:</b> Within a sustainable settlement.</p> <p>An SSSI &amp; SBI is within 1km and the impact on it may need further investigation. Site has potential for protected species. Site is within the Cannock Chase zone of influence therefore mitigation may be required.</p>		<p><b>Availability Notes:</b></p> <p>UCA assesses site as not available. Required for educational purposes</p>		<p><b>Achievability Notes:</b> No known constraints</p>
<p><b>When is site likely to come forward?:</b></p>				

<b>ID: 739</b>	<b>Settlement:</b> Lichfield	<b>Location:</b> King Edward VI School, Upper St John Street	<b>Ward:</b> St Johns
		<b>Proposed Yield:</b> 32	<b>Current Deliverability:</b> Not Developable

**Table B.273**

<b>ID: 740</b>	<b>Settlement:</b> Lichfield	<b>Location:</b> King Edward VI School, garden/allotment	<b>Ward:</b> St Johns	
<b>Site Area (ha):</b> 0.2	<b>Source:</b> Submission	<b>Proposal:</b> Residential	<b>Size of Proposed Residential (ha):</b> -	<b>Density Rate (dph):</b> 50
<b>Yield Note:</b> 50dph				
<b>Currently Suitable?</b> Yes		<b>Currently Available?</b> No		<b>Currently Achievable?</b> Yes
<b>Suitability Notes:</b> Within a sustainable settlement.  An SSSI & SBI is within 1km and the impact on it may need further investigation. Site has potential for protected species. Site is within the Cannock Chase zone of influence therefore mitigation may be required.		<b>Availability Notes:</b> UCA assesses site as not available. Required for educational purposes		<b>Achievability Notes:</b> No known constraints
		<b>When is site likely to come forward?:</b>		
		<b>Proposed Yield:</b> 3		<b>Current Deliverability:</b> Not Developable

**Table B.274**

<b>ID: 776</b>	<b>Settlement:</b> Lichfield	<b>Location:</b> Former Rocklands School	<b>Ward:</b> Stowe	
<b>Site Area (ha):</b> 0.7	<b>Source:</b> Survey	<b>Proposal:</b> Residential	<b>Size of Proposed Residential (ha):</b> 0.7	<b>Density Rate (dph):</b> 40
<b>Yield Note:</b> Yield reflects character of surrounding area.				
<b>Currently Suitable?</b> Yes		<b>Currently Available?</b> No		<b>Currently Achievable?</b> Yes
<b>Suitability Notes:</b> Within the sustainable settlement of Lichfield and in close proximity to public transport route, services and facilities.  Conservation area which may impact on design.  An SSSI is within 1km and the impact on it may need further investigation. Site is within the Cannock Chase zone of influence therefore mitigation may be required.		<b>Availability Notes:</b>  No known interest. UCA assesses site as not available		<b>Achievability Notes:</b> No known constraints.
		<b>When is site likely to come forward?:</b> 6 - 10 years		
		<b>Proposed Yield:</b> 22		<b>Current Deliverability:</b> Not Developable

**Table B.275**

<b>ID: 956</b>	<b>Settlement:</b> Lichfield	<b>Location:</b> Land north of Leomansley View	<b>Ward:</b> Leomansley	
<b>Site Area (ha):</b> 0.47	<b>Source:</b> Submission	<b>Proposal:</b> Residential	<b>Size of Proposed Residential (ha):</b> 0.47	<b>Density Rate (dph):</b> 30
<b>Yield Note:</b> Yield proposed by agent.				
<b>Currently Suitable?</b> No		<b>Currently Available?</b> Yes		<b>Currently Achievable?</b> No

ID: 956	Settlement: Lichfield	Location: Land north of Leomansley View	Ward: Leomansley
<p><b>Suitability Notes:</b> Site is outside current settlement boundary but is adjacent to sustainable settlement of Lichfield and in close proximity to public transport route, services and facilities.</p> <p>Within Greenbelt. Does not wholly comply with current development plan policies in the Local Plan. Falls within broad area for search for assessment of sites which could contribute to sustainable mixed communities.</p> <p>Loss of Grade 2 Agricultural Land may need justification. An SBI is within 1km and the impact on it may need further investigation. Site has potential for protected species. Site is within the Cannock Chase zone of influence therefore mitigation may be required.</p>	<p><b>Availability Notes:</b></p> <p>Site is not currently for sale or being marketed but has been promoted by the owner/agent.</p>	<p><b>Achievability Notes:</b> Access to site needs improving, unknown how this would affect viability.</p>	
	<p><b>When is site likely to come forward?: -</b></p>		
	<p><b>Proposed Yield:</b> 15</p>	<p><b>Current Deliverability:</b> Not Developable</p>	